

APPROVED
10-5-14
KCR HOA
MEETING

**Kernan Creek Ranch Homeowners Association
Board of Directors and Annual Meeting
August 18, 2013, 400 pm
Hanson/Callender Residence
Minutes**

1. Meeting was called to order by President Garcia at 4:05 PM. Present were Earl Scott*, Jim Robbins*, Gregg Esenwein*, Rosalind Garcia*, Leslie and Charlie* Hayes, Todd Schumann, Leila Hanson, Bob Marion and Jon Callender* (* Board member).

2. Gregg Esenwein presented the Treasurer's Report. The current balance of the checking account is \$10,382.68. Lot 14 still has outstanding dues of \$150; all other lots are current. A total of \$846.96 was expended since the last annual meeting (see the attached Treasurer's Report). Jon Callender noted that a bill of \$361.00 for general liability insurance was paid in early August. Jon Callender moved and Rosalind Garcia seconded a motion to approve the Treasurer's Report; motion passed unanimously.

3. Earl Scott, seconded by Jim Robbins, moved that the minutes of the March 24, 2013 Board meeting and the August 19, 2012 Annual meeting be approved; motion passed unanimously.

4. Old business:

Jon Callender presented a report on fire control and safety. Discussion followed concerning hiring a contractor or renting a chipper to remove dead and down material from the Ranch. Motion was made by Charlie Hayes and seconded by Gregg Esenwein to establish a working group to pursue mechanisms and plans for that activity. The group will consist of Gregg Esenwein, Charlie Hayes, and Jon Callender. Jon will do some preliminary analysis of prices and sources for chipping. A small cost share is available from FireWise Montezuma County.

Gregg Esenwein discussed speed limits. Residents are reminded that the speed limit on Kernan Creek Ranch road is 20 mph. The main issues regarding speed on the road are dust, pedestrian and animal safety, and road impacts. The residents agreed to remind vendors such as UPS, FedEx, and others to lower their speeds.

Bob Marion gave an update on the discussions with BLM on road closures adjacent to Kernan Creek Ranch. No action will be taken until a new Resource Management Plan is created by the BLM. This plan is anticipated to be finished by the end of 2013.

5. New business:

Jon Callender reminded residents that elections for three members of the Board will be

conducted in November 2013. Any lot owner may nominate himself or herself or another owner for this position; only one nomination per lot is permitted. Charlie Hayes, Earl Scott, and Jim Robbins were nominated at the meeting. The Secretary will solicit additional nominations via email to all lot owners. If no other nominations are received, then these three owners will be elected to the board by acclamation. Otherwise a ballot will be sent to all owners in November.

Jon Callender proposed that the right-of-way of Kernan Creek road should be cleared of all weeds and brush. It was noted by Bob Marion that the CC&Rs delineate the responsibility by the HOA to maintain the right-of-way and road. In the ensuing discussion, Gregg Esenwein proposed that lot owners be allowed to "opt out" of the clearing activities. Earl Scott noted that clearing of the right-of-way had never been enforced and that the Rabbit brush along the right-of-way was attractive. Other members noted that there were fire concerns, pedestrian and animal safety issues, and impacts on snow removal created by brush in the right-of-way. Jim Robbins made a motion to remove weeds and brush from the right-of-way; Rosalind Garcia seconded the motion. The motion passed unanimously. Jon Callender then moved that the cost of removal should be borne by the HOA; this motion was seconded by Gregg Esenwein and passed unanimously. Jon Callender was then reimbursed for \$440.00 for work done previously. Subsequent discussion focused on clean up at the entrance to KCR, including treating the entrance sign. Earl Scott will look into the appropriate treatment approach, and Bob Marion volunteered to take care of the sign. Clean up of the entrance was left as a volunteer activity.

Gregg Esenwein proposed that signage be created to provide community information for Kernan Creek Ranch, specifically fire information such as burn restrictions and so forth. Jon Callender will look into creating a sign for the community and make a recommendation to the Board for their approval.

As the PO Box is very infrequently used, Jon Callender volunteered to use his address as the HOA location and eliminate the PO Box. The board approved this action unanimously.

6. The meeting adjourned at 5:15 PM.

Respectfully submitted,

Jon Callender, Secretary

Attachment:

Treasurer's Report