

**Kernan Creek Ranch Homeowners Association**  
**Board of Directors Meeting**  
**March 24, 2013, 4:00 pm**  
**Hanson/Callender Residence**  
**Minutes**

1. Call to Order and Introductions (Garcia): Meeting called to order at 4:02 pm. In attendance were: Garcia\*, Grenoble, Hanson, Robbins\*, and Callender\* (\*Board member). Gregg Esenwein was represented by his proxy to Garcia. Rebecca Samulski from FireWise Montezuma County was present to introduce FireWise.
2. Treasurer's Report (Garcia): No formal Treasurer's report was submitted. The checking account balance is approximately \$10,360, with 2012 dues for at least one lot outstanding. Jon Callender presented Board Resolution 2013-01 to provide electronic access to the HOA checking account for Board Officers for approval (attached). Jim Robbins moved for approval, which was seconded by Rosalind Garcia. The Resolution was unanimously approved (Garcia, Callender, Robbins, and Esenwein by proxy).
3. New Business: There was no new business.
4. Old Business
  - a. FireWise update and audit: Rebecca Samulski introduced herself and FireWise. FireWise is focused on the Big Five: Evacuation readiness, access, defensible space, safely built housing, and community planning. She is available to KCR to provide:
    - i. Education, including pamphlets and contacts with fire agencies
    - ii. Site assessments for individual land owners and for the HOA (Esenwein, Hanson/Callender, and Scott have already had assessments)
    - iii. Support for creating a Community Wildfire Protection Plan for KCR
    - iv. Liaison with Montezuma County, BLM, US Forest Service, and other fire service providers
    - v. Source for grant and tax information (see attached tax info as an example) and rebate support for fire mitigation costs (chipper rental, etc.).

She discussed KCR issues:

- A severe fire season is predicted for 2013
- Dense Pinon-Juniper forest in many areas of KCR
- PJ forest burns as a crown fire, so spacing between trees is critical (a minimum of 10 feet), and forest litter should be removed; limbing the lower parts of trees is only moderately useful
- It is not just about cutting down trees: active landscaping is required to provide fire safety. A number of publications are available to facilitate fire mitigation with landscaping
- Each land owner, and the HOA, needs an evacuation plan, which includes HOA and lot access and egress routes, and individual

plans for medical supplies, pets, critical documents and files, overnight grab-and-go bag, communication, and cash

- An emergency communication system should be developed for the HOA (and for individual landowners) (text messaging, emails, phone calls, etc.)
  - Access issues:
    - Sage and brush concentrations are a significant fire hazard, particularly near roads
    - Main road right of way should be wider; brush should be cut from shoulders and replaced with native grass
    - A wide spot in the road at approximately lot 4 might provide better alternatives for fire-fighting equipment to turn around
    - Although signage is good, a map or other indicator is necessary to identify houses that are hidden from the main road and to indicate driveway right-of-way distance and available turnaround radius for emergency vehicles
  - She discussed issues associated with individual lots, including:
    - Awareness of the impact of embers, a major source of risk to buildings
    - Wood piled against trees
    - Wood stacks and walls
    - Driveways and turnarounds
    - Understory cleanup
    - Trees near homes
    - Flammable material adjacent to homes (mulch and other ground cover, etc., particularly rubber mulch products)
  - She suggested that the HOA consider modifying its CC&Rs to include fire safety building standards
  - She recommended that the HOA facilitate a community burn and (or) chipping for the entire subdivision.
- b. Other: Jon Callender recommended that the HOA join Friends of FireWise, at a cost of \$100 annually. Dave Grenoble so moved, seconded by Rosalind; motion passed unanimously.
5. Adjournment: Dave Grenoble moved to adjourn at 5:12 pm, seconded by Rosalind.
- Unanimous.

Respectively submitted,

Jon Callender, Secretary