

Kernan Creek Ranch
Annual Homeowners Association Meeting

On 10-5-14

At the home of Gregg and Elise Esenwein

MEETING:

Called to order: 2:30 by Rosalind Garcia, Adjourned 4:20 pm

Attending: Deb Campbell (lots 9 & 17), Gregg and Elise Esenwein (lot 16), Leila Hanson (lots 7 & 8), Charlie and Leslie Hayes (lot 12), Janice Reich (lot 4), Jim Robbins (lot 13) Todd Schumann and Rosalind Garcia (lot 3).

Board members present: Gregg Esenwein, Rosalind Garcia, Charlie Hayes, Jim Robbins.

Items covered:

Treasurer's Report: Gregg Esenwein said that the balance in the HOA's account was \$10,855.65, with annual homeowners assessments due in November.

Under New Business, Gregg Esenwein made a motion that the HOA elect board members at the annual general membership meeting. Leila Hanson seconded the motion. The motion was approved unanimously by HOA members present.

It was noted that the terms of three members of the KCR Board of Directors were expiring: Jon Callender, Gregg Esenwein and Rosalind Garcia. Nominations were taken to replace the three outgoing members. Gregg Esenwein, Leila Hanson and Todd Schumann were nominated by HOA members in attendance. There being no other nominations, Gregg, Leila and Todd were elected by acclamation. They join board members Charlie Hayes, Jim Robbins and Earl Scott, whose terms expire in 2015.

Deb Campbell made a motion that HOA members be notified of the due date for lot assessments and upcoming meetings on the KCR website. Rosalind Garcia seconded the motion. All members present voted to approve the motion.

Leila Hanson reminded members of the need to engage someone to snowplow for the coming winter and to do additional road maintenance on K.8. Several possible candidates were mentioned, and it was decided that these issues will be addressed by the HOA's Board of Directors.

Setting a recurring date for the annual general meetings of the HOA was discussed. It was pointed out that the governing documents already provide a time frame for the meetings.

There was discussion of vandalism done to the sign at the end of the Scotts' driveway.

Under Old Business, Gregg Esenwein mentioned that KCR's post office box was now in Cortez and that he had contacted the webmaster to change the address on the website.

HOA members expressed their appreciation to Bob Marion for his work on the Kernan Creek Ranch sign at the entry to K.8.

The need to expand on efforts to create a fire safety corridor along Road K.8 was discussed. It was suggested that requesting Rebecca Samulski, Montezuma County Fire-Wise Coordinator, to arrange for a community assessment at KCR would be a good way to determine next steps for protecting the neighborhood from wildfires.

Several members reported that there is still a problem getting drivers to observe the 20 MPH speed limit on K.8 and the 35 MPH limit on MC 34.

Under the Other item on the agenda, Deb Campbell said she was interested in the possibility of constructing a shipping container building on one of her lots. Gregg Esenwein said such a structure seemed to be prohibited as a form of modular housing in KCR's governing documents. It was recommended that Deb ask the Board of Directors to review any building ideas for compliance with the Kernan Creek Ranch CC&Rs.

The meeting adjourned at 4:20.