

**Annual Meeting - Hole in the Wall Ranch
Property Owner's Association= DRAFT Meeting Minutes
October 19, 2019 - 12 noon**

AGENDA:

- Call Meeting to Order
- Roll Call/Proxies
- Proof of notice
- 2018 Annual Meeting Minutes, Discussion and approval
- Reports – Weeds, 2019 Hay Production, Financials
- Annual Education
- Continuing Business – Approval of 2020 operating budget, 2019-2020 snow removal, HITWRanch website
- New Business – Judy Hammernik
- Adjournment
- Meeting of the HITWRanch Board of Directors

Call to Order: Mary White called the meeting to order at 12:40 p.m. Roll call followed:

Lot #	Property Owner	Attendance & Proxies
1	Dale and Lola Spradley	Proxy to Nielsen
2	MaryJane Drummond	Proxy to Nielsen
3	Joseph Cotten	Proxy to White
4	Tim and Molly Gripka	Present
5	Bill and Kathy Barnes	Present
6	Karla and Dave Blain	Proxy to White
7	Mary and Sandy White	Present
8	Karla and Dave Blain	Proxy to White
9	Karla and Dave Blain	Proxy to White
10	Karla and Dave Blain	Proxy to White
11	Patrick McLoughlin	Present
12	Jerry and Peggy Davis	Proxy to Nielsen
13	Marilyn and Glen Golden	Present
14	Salas/Melchior	Proxy to White
15	Loretta and Steve Davis	Proxy to Nielsen
16	Glenn Dean	NO RESPONSE
17	Marcia and John Mueller	Proxy to White
18	Kathy and Steve Dora	Proxy to Nielsen
19	Nancy and Ron Nielsen	Present
20	Karla and Dave Blain	Proxy to White

As a result of the above roll call, a quorum was established.

Proof of Notice: Nancy noted that proof of notice was forwarded electronically on September 19, 2019, October 10, 2019, and October 16, 2019, respectively. The notices were forwarded electronically to the e-mail addresses as provided by each property association member.

Minutes from the November 3, 2018 HITWRanch Annual meeting were reviewed; Marilyn Golden moved to approve the minutes as submitted; Sandy White seconded the motion. Motion passed unanimously.

Agenda: Mary White reviewed the meeting's agenda and asked for comments. Nancy Nielsen requested to amend the agenda by adding two items; under continuing business category add the topic of Big Wall lane road maintenance; and under New Business add the topic of Judy Hammernik, the association's accountant. With no objection, the two items were added to the agenda.

Reports: Weed Control Update was reported by Molly Gripka. Most property owner's used the services of Lynn Barnes with Huerfano County Weed Control; a few sprayed their own weeds, Nielsen, Golden, Gripka. Discussion followed with the following items noted: (1) Every lot owner needs to be proactive and spray their weeds between April and May of each year; (2) Lynn will spray weeds to all places he can reach; if he is unable to reach a weed area, he will not spray. (3) Lot owners near the creek need to give Lynn specific direction as to the exact location to spray by the creek; (4) Bill Barnes would like Lot 5 to be sprayed at least two times a year; (5) There is a chemical being used that won't harm waterways; (6) Glen was asked to identify the name of the chemical and share that information with Molly who in turn will inform Lynn Barnes.

2019 Hay Production: Molly reported that Aaron began the hay production late this year. Those in attendance expressed their concern about the lateness of this year's hay production process. Nancy noted that the hay contract stipulates that the hay is to be cut at its highest hay production value and waiting until September each year does not meet that criteria. Glen also remarked that with a late cut, there is no opportunity for hay growth, brome grass would be susceptible to die-off.

Sandy White reviewed the present status of the agricultural distinction of Hole in the Wall Ranch. Currently, all 20 lots of Hole in the Wall Ranch are considered "agricultural" status through the existence of the current hay lease. Sandy emphasized that this may not always be the case since the County Assessor's Office conducts an audit and is audited every two years. Bruce Quintana, Deputy Assessor, has stated there other options for acquiring agricultural status. One option is cattle grazing which Bruce indicated that one cow eating off the land would acquire an agricultural status. Ron Nielsen noted that HITWR, as a whole, cannot execute a grazing lease; lots 3, 15 and 16 are without fences.

In discussion, it was agreed that Aaron Walters and the Blains need to further clarify their arrangement regarding hay production on the Blains' properties. Additionally, attendees asked Molly communicate with Aaron that he needs to remove the existing hay bales from HITWRanch as soon as possible. Aaron's five-year contract is valid through 2020.

Molly shared an information sheet regarding the current hay production. Nancy Nielsen will use the current hay production data received from Aaron and enter the data into a spreadsheet to determine the amount of monies due to property owners. This information will be forwarded to Aaron who will reimburse HITWRanch, as a whole. Judy Hammernik will then process reimbursement checks accordingly by year end.

Financial Report. Nancy Nielsen reported the following:

Current Assets:	Checking:	\$ 8719.70
	CD:	\$ 5737.90
Total Assets:		\$14,357.60

The following invoices were presented for payment for work on Big Wall Lane as follows:

\$1234.17 2 culverts, road reflectors, quik crete, snow fences, posts, t-posts, fobs for front gate

Sandy White made a motion to reimburse Ron Nielsen for payment of the aforementioned. Marilyn seconded the motion. Motion passed unanimously.

Annual Education. Ron Nielsen, board member of the Spanish Peaks Regional Health Center, gave an update on organizational happenings. Ron reported the following:

- SPRHC has been profitable for the past 6 months;
- CEO, Kay Whitley, acknowledge as a dynamic leader by Ron, has efficiently managed SPRHC to the current positive financial status;
- A strong senior leadership team exists within the organization;
- SPRHC is a major economic driver in Huerfano County employing about 275 individuals;
- The current census at the Spanish Peaks Veteran's Community Living Center (SPVCLC) is currently at 84, - a drop from previous months;
- SPVCLC unable to admit patients who need psychiatric care;
- Both State and VA recent audits of SPVCLC resulted in a positive review;
- Spanish Peaks Hospital recently received a 4 star rating (out of 5) for a rural hospital setting;
- SPRHC is currently a pain control provider and is focused, at an organizational level, on limited use of opioids.

Proposed 2020 Budget: The following budget proposal was presented by Nancy Nielsen. Nancy explained that the proposed budget is identical to the 2019 operating budget; therefore, no changes are present in the following chart:

Estimated Common Expenses:

Insurance/Director's=\$1403.00 & general liability=\$650.00)	\$2053.00
Accounting/Legal Fees	\$1500.00
Miscellaneous (including website)	\$ 600.00
Emergency Services	\$1000.00
Total:	\$5153.00

Prorated Common Expenses:

Formula \$5153 divided by 20 = \$257.65.00 per lot owner for common expenses (\$5153.00 divided by 20 = \$257.65.00 round up to \$258.00 per lot)	
School Creek Road: 8 X 258.00 = \$2064.00 divided by 8 = \$258.00 per lot	
Big Wall Lane: 12 X 258.00 = \$3096.00 divided by 12 = \$258.00 per lot	
Grand Total Income for common expenses: \$5160.00	
School Creek Road – Lots 2, 3, 4, 5, 6, 7, 8, 9 \$258.00 Annual Assessment Fee per property	
Income for 2019 Assessments	8 X \$258= \$2064.00
Common Expenses	
Total Expenses:	\$2064.00
Big Wall Lane - Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 \$625.00 Annual Assessment Fee per property	
Income for 2019 Assessments:	12 X \$258.00 = \$3096.00
Expenses:	
Common expenses:	\$ 3096.00 (\$258.00 X 12)
Big Wall Lane Maintenance:	\$ 400.00
Snow Removal:	\$ 1600.00
Total:	\$ 5096.00
To Big Wall Lane Reserve Fund	\$ 2400.00 (\$200.00 per lot)
Grand Total:	\$ 7496.00 : by 12 = \$624.66 rounded to \$625.00

Sandy White made a motion to accept the proposed budget; Marilyn Golden seconded the motion; motion passed unanimously.

2020 Snow Removal. Glen Golden offered to remove the snow from Big Wall Lane for the 2020 snow season. His rate is \$90.00. Glenn will also remove snow from private driveways at the owner's expense.

HITWRanch website: Following a discussion on the complexity of developing a website, Bill Barnes offered to “build” the website. Those in attendance agreed that the website should be simply designed and include HITWRanch documents such as the covenants, bylaws, meeting minutes, budgets, etc. And, so the work begins. Thank you Bill!!

Big Wall Lane Maintenance: Both Ron and Glen have been working on projects that maintain the condition of Big Wall Lane, i.e., fixing current snow fence and erecting new snow fence. Additionally, both gentlemen will be working on installing a panel gate at the front entrance (aside the main gate). The panel gate was given to HITWRanch by Kitty Duncan.

Additionally, Glen has contacted Chad Lessar for possible installation of two culverts on Big Wall Lane for the purpose of moving water off of Big Wall Lane. The estimated cost of the culverts is \$250.00 each; cost of fill dirt is estimated at \$750.00. Sandy made a motion to contract with Chad Lessar for this work and to authorize Glen and Ron to spend no more than \$3000.00 in the completion of this project; Kathy Barnes seconded the motion; motion passed unanimously.

New Business: Following a discussion with Judy Hammernik, Nancy N. reported that Judy is willing to continue as the association’s accountant for 2020. In addition, the membership requested Nancy to contact Judy and arrange for Nancy to acquire signature authority in Judy’s absence and in emergency situations. Nancy was also directed to create a resolution for Board approval to this affect and present the resolution at the January 18, 2020 quarterly Board meeting.

Based upon Bill Barnes suggestion to purchase a computer for exclusive use for HITWRanch business, Mary W. made a motion to purchase a computer for this purpose. Bill will make a recommendation on the type of computer to purchase not to exceed \$1000.00. Glen seconded the motion. Motion passed unanimously.

Election of Board of Directors: By affirmation, Mary White and Nancy Nielsen were reelected as president and secretary/treasurer for terms ending in 2022.

2020 Quarterly Meetings: Meeting dates were established as follows:

January 18, 2020

April 18, 2020

July 11, 2020

October 17, 2020 – Annual Meeting

Meeting Adjournment: The meeting adjourned at 2:30 p.m.

/nn