

**CENTENNIAL RANCH ASPEN MOUNTAIN RANCH ASSOCIATION
CRAMRA
Board Meeting Minutes**

Meeting Date:

02/29/2020

Agenda Items:

1. Call to Order
2. Pledge of Allegiance
3. Prayer
4. Approval of Minutes from Last Meeting 01/18/2020
5. Member Comment Period for Agenda Items
6. Board Action Regarding HOA Bookkeeper
 - a) Resignation of Carlan Cardenas
 - b) Hiring Vickie Doxzon to the Position
7. Bank and Budget Discussion
8. Open Forum Discussion
 - a) Presentation of Road Contracts for Board Review (discussion/action will be tabled to give the CRAMRA Board a chance to review the proposed contracts). Follow-up action meeting will be called ASAP.
 - b) Discuss possible purchase of a heavy duty road "Harrow" for testing purposes on Pass Peak and Brittany Road in lieu of grading this year and subsequent expansion of the initiative to other areas of the Ranch if results are positive.
 - c) Snow Fencing
 - d) CRAMRA entrance signs and sign building

Board Members Present:

- Duane Johnson – President
- Jeff Payne – Treasurer
- Marvin Angleton - Secretary

Call to Order Issued by Association President:

5:04 AM/PM

Motion to Approve Minutes of the Last Meeting Made by: Duane Johnson

Motion to Approve Minutes of the Last Meeting Seconded by: Marvin Second/Jeff Third

Motion to Approve Minutes of the Last Meeting Approved by Board Vote:

- President – Duane Johnson: Voted to Approve
- Treasurer – Jeff Payne: Voted to Approve
- Secretary – Marvin Angleton: Voted to approve

Member Comments About Agenda Items:

- Richard Chafe made a complaint about Rob Klein's blockage of the public easement on Brittany Road. Richard says he will take Rob to court if the fence is not removed. When asked if he would consider taking down the fence, Rob said he would not reconsider. Rob stated that if Richard tries to enforce against him, then he would then take all other property owners to court for any existing easement encroachments.

Actions Taken:

1. Acceptance of Carlan Cardenas' (Book Keeper) Resignation and Replacement with Vicki Doxzon
 - a) President – Duane Johnson: Motion Made/Voted to Approve

- b) Treasurer – Jeff Payne: Seconded/Voted to Approve
c) Secretary – Marvin Angleton: Third/Voted to approve

Workshop Notes:

- Who will be signatories on the Minnequa Works Credit Union
 - Denise Shepard – Finance Committee member
 - Duane Johnson – CRAMRA President
 - Marvin Angleton – CRAMRA Secretary
 - Jeff Payne – CRAMRA Treasurer
- Who will be removed signatories on the Minnequa Works Credit Union
 - None – This has been completed already
- Welcome/Information letter for new owners in CRAMRA – needs to be updated and provided to title companies.
- Filing of liens/releasing of liens – Duane Johnson volunteered
 - Question was raised - Can we file informational liens?
- Title Companies send letter of property sale (Status Letter) – we need to respond to Title Company Promptly with how much the seller owes and make sure we get the new owner's contact information. Jeanne Matott will forward to Jeff Payne if/when she gets them but Jeff will be the contact for these status letter inquiries.
- Annual Statements (provided at this meeting by Dee Shepard) need to be posted on the website
- 2020 Budget was reviewed and unanimously approved

Open Discussion Forum Notes:

- Road Contracts: These need to be forwarded to the board members for review prior to approval.
- Road Harrow: Tom Shepard has a harrow we can use; he will donate it to the Association. We'll test Tom's donated harrow at the south end and residents can report back to the Board on results Dennis said it's a good short term (2-3 days) fix but it doesn't help long term. Options for grading – White's, Tezak, Siefert's. We need to make contact and see if there is any competition we take advantage of or perhaps get better results.
- Tom Shepard wants off the road committee
 - Dennis Sprecher agreed to chair the road committee and help the board with the road issues
 - Board requested volunteers for the road/snow fence committee
 - Revised snow Fencing/Road Committee:
 - Dennis chairman
 - Marvin Angleton
 - Jeff Payne
 - Duane Johnson
 - Mark Dembosky
 - Richard Chafe
- It was suggested that we should forego grading this year and, instead, add gravel (road base) to begin building the roads up. There is a gravel source right across the road from Silverwest Airport
- CRAMRA Signs: We were not able to take up this issue due to time constraints.

Motion to Adjourn Meeting Made by:

Duane Johnson

Motion to Adjourn Meeting Seconded by:

Marvin Angleton/Jeff Payne

Motion to Adjourn Meeting Approved by Board Vote:

- President – Duane Johnson: Voted to Approve
- Treasurer – Jeff Payne: Voted to Approve

- Secretary – Marvin Angleton: Voted to approve

Meeting Adjourned:

07:40 PM.