

Bar D Owners Association Annual Meeting

January 12, 2019; 11:00 AM – 12:00 PM

Fairplay Recreation Center and by phone

Attendees

Board Directors Present	Board Directors Absent
Russ Kaufman - President	Brittney Eldridge - Treasurer
Annabelle Kaufman – Secretary	
Amy Hileman- Member at Large	
John Randazzo-Cattle Manager	
Association Members (In-Person)	Association Members (By Phone)
Alan Thompson	Bruce Wilson
Terry Pierce	Elizabeth Johnson
Jim and Kathy Walton	Gary and Dawn Rauch
Luke and Celeste Jain	
Jeff and Jessica Bride	
Israel Martinez	
Curtis	
Stephen Winkler	
Joan Hunter; Greg Hewitt	
Josh and Allison Baker	
James and Amy Hileman	
John Randazzo	
Russ Kaufmann	

President's Report

Board Turnover – The history of high turnover was discussed. The turnover is primarily related to higher than expected time commitments and excessive complaints from members that cause frequent interruptions to the personal lives of board members. Several owners in attendance supported the need to make these volunteer positions manageable.

Communication Plan – The Communication Plan sent as part of the annual mailer in November was discussed. In order to keep track of requests and to make correspondence manageable, all requests must be in writing and handled in one of three ways:

- Email: bar_d_owners_association@yahoo.com
- Website Form: <https://bardownersassociation.wordpress.com/issue-submission/>
- US Mail: Bar D Owners Association, P.O. Box 259, Como, CO 80432

Direct phone calls should not be made unless there is an emergency situation, such as sick cattle.

Road Report

Snow Removal – The grader is in a significant state of disrepair and is not dependable. Additionally, it is not insured and qualified drivers are not available. A plow truck was explored, but was not purchased due to the lack of drivers on the Bar D and question of if it could handle snow conditions in a bad winter. In the interim, snow removal was outsourced to Del Solar Plow. Owners were reminded about the snow removal policy, which is posted on the website.

Road Conditions – Road conditions have been impacted by construction traffic and vehicles driving too fast. Less road base was applied in 2018 due to dry conditions and concerns that the base would only be thrown into the ditches. Several contractors were consulted. They noted that the roads have plenty of gravel and the ditches need to be cleaned

out. Culvert locations need to be identified, marked and their condition noted so they can be cleaned out or replaced, as needed. Rainbow Drive and Eagle Court are washed out and options need to be identified for fixing these roads so that they are passable and safe. Lastly, there was debate over how the back gate should be closed and handled.

Road Committee – The motion was made to form a Road Committee to support the board in this important effort. This group would be responsible for preparing a plan that would be submitted to the board. The motion was seconded, all were in favor and no one opposed. Several owners volunteered to participate. The new board will confirm the Road Committee membership from the list of volunteers and will determine next steps at its first meeting.

Treasurer's Report

Bookkeeper hired - The treasurer resigned because she moved. The board hired a bookkeeper to handle the financials of the association. This individual lives in Fairplay and has experience handling treasurer responsibilities for associations of our size and complexity. The board will continue to handle some treasurer responsibilities to minimize outsourcing expenses.

Financials – Financial information was shared with members, including the planned budget for 2019. A significant step was taken this year as financial information was converted from hand-written paper based form to electronic files. The road budget is higher than normal to account for past maintenance that was deferred and to address issues with Rainbow Drive and Eagle Court. The financial statement is available in the documents section of the new website.

Cattle Manager's Report

Contract - We renewed a three year contract with our current cattle rancher, Terry Beckner. Discussion was had on options, and members agreed that Terry's strong history with the Bar D, close proximity, and responsiveness supported the contract renewal, even though we might be able to get more money from a larger, out-of-state rancher. There was also acknowledgement of the importance of the cattle contract as income for the association and to support an agricultural tax rate.

Maintenance – This spring the association will need to evaluate wells and springs used for the cattle to ensure good working order. The cattle guard by Gap Road will need to be inspected, as reports of cattle going around it have been reported. Additionally, Bar D is responsible for perimeter fences, and they will need to be inspected.

Board Elections

President – Russ Kaufann was elected to the President role. This is a new term and runs until January 2021.

Treasurer – Annabelle Kaufann was elected to complete the current term of the treasurer (due to resignation of former Treasurer). The current term expires January 2020.

Secretary – Amy Hileman was elected to the Secretary role, transitioning from the Member at Large. This is a new term and runs until January 2021.

Cattle Manager – John Randazzo continues to fill this role. This term will expire January 2020.

Member at Large – Celeste Jain was elected by members participating in the annual meeting to fill this open position. Celeste will also lead the Road Committee; her background is in civil engineering. The position was vacated when Amy Hileman took the Secretary role. Celeste will complete the term that runs until January 2020.

Ad Hoc

A request was made to improve lighting at the entrance. Everyone agreed this was needed, and the Board will address.

With no other matters, the meeting was adjourned.