

BAR D OWNERS ASSOCIATION ANNUAL MEETING Minutes

Where: Como Civic Center, 165 Spruce Street, Como, CO 80432

When: January 11, 2020, 10:00 am – 12:00 pm

Website: <https://bardownersassociation.wordpress.com>

Email: bar_d_owners_association@yahoo.com

Meeting was called to order after we were able to remove the padlock as the custodian failed to show up.

Old Business Road maintenance

Celeste Jain who was elected last year to lead the road maintenance committee gave the status. Grader mechanical problems (currently not working) were the main reason for NOT getting much of the 2019 goals complete. Our old mechanic had use 90 wt. oil which was too thick for this winter. It has been determined by our new mechanic (out of Denver) grader needs a new transmission and he believe this is a good investment as the grader has much life left (good engine). Team is very pleased with the new mechanic and are confident he can fix and maintain our equipment.

Since the grader was down the committee focused on culverts by renting a backhoe/loader. 21 – 18” culverts were installed by Greg. As well as 20 loads of road base. See the map under documents on our website for details. 3 replacements more are planned. When the grader is repaired, they will begin this spring working the roads based on the priority plan posted on our website. The Association has purchased a new 2016 backhoe loader and are in the process of getting a front blade so it can help with snow. It has been a blessing with the heavy snowdrifts while the grader is down. Open for questions

Q. Why did we not get a front-end loader? A. Price was double and the combination allows summer work as well as snow removal (just not as fast).

We also have a great need for Snow Fencing to reduce the drifts. Board will plan some workdays this summer. Invites will be sent by email and put on our website.

Q, Pat asked to be added to the Snow Plow list. A. Russ will make the update. Pat will also coordinate with Greg.

President's Report

Russ Kaufmann Possible Dues increase next year to improve our roads (see next years association meeting Agenda TBD). The Bar D has to catch up from several years of letting major projects slide. Water drainage is vital, and we made significant progress this year. Other projects are pending.

Treasurer's Report

Russ Kaufmann. Having a bookkeeper has been fantastic and allows rigorous financial accountability regardless of who is elected as Treasurer. Budget was overrun due to the grader being down and having to rent equipment to install culverts. Also \$20,000 down payment was required on the new equipment. See the spreadsheet on the website. Expenses were \$76,256 and income was \$61,761. However, we had \$41,434 in saving and \$43,095 in checking at the start of the year.

Cattle Manager's Report

Russ Kaufmann. Allen did a great job as the cattle manager and the rancher was very happy. We had excellent grass on Bar D because of last year's snow. The cattle program generated \$14,948 and the cattle will be back in the spring. The back gate was replaced, again. Security cameras at the back gate were destroyed and stolen.

Road Report

The road committee welcomes new members. Use the website to submit your name. Celeste Jain has put in many hours in managing the roads. Thank you! With the new equipment and the new mechanic and funds available, 2020 is shaping up to be one of the best years for road improvement.

Elections

President – Russ Kaufmann was elected President which will run from January 2020, to January 2022. The duties of the President are to lead the BDOA board and ensure standard responsibilities are completed by all board members and to review and address ad hoc owner requests.

Treasurer – Stephen Winkler was elected Treasurer from January 2020, to January 2022. The Treasurer needs to be bonded and is responsible for BDOA finances, bank accounts, paying bills and invoices approved by the Board, handling change of property owners, sending bills for dues/late charges, filing the Agriculture Status Forms and filing liens when necessary.

New Business

1. Stephen Winkler made a motion to have Recommended contractors be listed on our website. It was approved. If you use a contractor you recommend send the information to Russ and he will add it to our website.
2. It was suggested next year meeting be held in Bailey (in a place that has heat 😊). The board will investigate it. Another option is to use the Fairplay recreation center.
3. It was recommended we skype next year meeting. Dennis Mead offered to help.
4. Question was asked if we need to update the covenants. Discussion revealed that it was attempted by email a few years ago and they could not get agreement, so it was shelved. If anyone wants to lead a committee to investigate this the Board will support them.
5. Suggested we should get Chains for the backhoe. The board will investigate.

Meeting was Closed