



Old Kathleen Ranch Homeowner's Association
Board of Directors Meeting
July 26, 2020

CALL TO ORDER:

Gary Shipley called the meeting to order at 1:05pm

PRESENT:

Gary Shipley, Pamela English, Dick Lass, Shelly Hilton, Terry Lutz, Lee Tibbetts

Absent: Miguel Torres, Richard Zaggle

Also Present: Bonnie Tibbetts, DeWitt Hilton, Kyle Clevenger

APPROVAL OF MINUTES OF PREVIOUS MEETING:

Motion by Gary Shipley, seconded by Shelly Hilton to approve the minutes of the meeting of August 31, 2019 and September 11, 2019. Motion Carried.

TREASURER'S REPORT: An updated Treasurer's report and Budget vs. Actual expenditures was presented and reviewed. It was moved by Gary Shipley and seconded by Shelly Hilton to approve the Treasurer's Report. Motion Carried.

NEW BUSINESS:

There is only one property owner (besides Patterson and Piarowski whose lots have a lien on them for non-payment of dues) that haven't paid 2020 dues. A discussion was then conducted about whether or not an HOA was legally able to foreclose on a property for non-payment of HOA dues. Lee Tibbetts will reach out to attorney Richard Mandel for advice regarding foreclosure on properties for unpaid dues.

Annual Meeting – The Board discussed whether or not to hold the Annual Meeting this year because of ongoing Covid concerns and unanimously decided that we should not hold it this year. Gary moved to forego the annual meeting this year, Shelly Hilton seconded, and the motion carried. Nominations for the 2021 Board and the election will be done completely by mail this year

Election Committee for 2021 Board – Gary nominated Sean English. Shelley Hilton, Terry Lutz, and Lee Tibbetts will assist with the mailings.

Pond Issues – A discussion was held regarding the common area pond. Over the years, regulations have changed from what they were back when the Ranch was developed. The state requires a fishing license for anyone over 16 years old who is fishing in any water that is not designated as a private lake. In addition, according to Colorado Parks and Wildlife regulations, it is illegal for us to stock the pond with fish. However, we can apply for the pond to be designated as a private lake for \$14 for a 10-year permit. Some modifications will need to be made to the inlet and outlet of the pond and screens added to keep the fish from escaping. If the application is approved and our pond designated as a private lake then no fishing license would be required and we could legally stock it with fish. Gary will meet with our local Parks and Wildlife person to get information on what kind of screens need to be installed in order to apply for the private lake designation.

Status of Microwave Internet Install – Dick Lass met with Peak Internet. They have a spot that will work on his property on Saddle Mountain to install a microwave internet tower that will serve most if not all of OKR. They are currently overloaded but they want to get it in and operational by this Fall. They need to have a legal easement onto the property for maintenance which Dick is working on.

COMMITTEE REPORTS:

Road Committee and Road Maintenance – Gary asked Dick Lass to head up the Road Committee. Dick offered that he knows a company/grader operator who has a contract with the county for road base and may be able to grade our roads. It has been a very dry year, so no grading has been done so far. Gary Shipley, Dick Lass, Terry Lutz, and Lee Tibbetts offered to serve on the Road Committee. Another possibility is a new resident, Gunther Einsle, who retired from Jefferson County as a road maintenance person. Terry Lutz requested that attention be given to road maintenance during the winter (snowplow). Dick will contact the grader and set up a meeting with him to look at the roads in the Ranch and give us some recommendations.

OLD BUSINESS: None presented

ADJOURNMENT: Lee Tibbetts moved to adjourn meeting, seconded by Pam English, motion carried. Meeting was adjourned at 2:20pm

