

BULL DOMINGO RANCH PROPERTY OWNERS ASSOCIATION
2012 Annual Meeting
July 20, 2012

The meeting was called to order at 5:35 p.m. at After R's
Present were: Marie Amicucci, Gary Eastwood, Ron Newman, John Decker, Bob Jeras, Bonnie Elkins, and Bob Weisenbach. Also present was Theresa Kennedy, Association Administrator.

President Bob Weisenbach welcomed everyone to the meeting.

Justin Krall of the Division of Wildlife gave a short presentation regarding bears and what homeowners can do to lessen the chances of bear encounters. Some of the suggestions:

Keeping bird feeders at least 10 feet up and 10 feet away so bears can't get to them, but then you have the bird seed that falls to the ground to deal with, as that will attract bears also.

Keeping bear resistant outside trash bins (if you have one) locked properly.

Justin left us a letter with other websites to go to for FAQ. This will be posted on our website (<http://www.bulldomingoranch.org>) for property owners to view.

Elections Results: Ron Newman reported on the Board Member Elections and the proposed 2012-2013 Budget.

- We had 115 ballots returned (approximately 1/3), which is normal.
- All four people running (Bob Jeras, Bob Weisenbach, Ron Newman & John Decker) were elected.
- The proposed Budget for 2012 – 2013 passed, with one “no” vote, and one did not vote.

Proposed 2012 – 2013 Budget: Theresa Kennedy gave an overview and reminded everyone that all of our documents are available on our website.

Fire mitigation: Bob Weisenbach discussed a fire mitigation program used in a neighborhood near Colorado Springs, Cedar Heights, and one of their pro-active property owner's association members, Dick Standaert. They partnered with the Co Springs Fire Department and received a federal (FEMA) "pre-disaster mitigation" grant. Below is a link to the article that will also be posted on our website:

<http://palmerlandtrust.org/node/344>

North Side Roads: Gary Eastwood reporting:

We did not complete all of our objectives for 2011-12 as planned. Some of the main heavily traveled roads required repair that was unexpected. Our plan was to complete Mitchel Mtn road from Wild Bill to Black Cloud, gravel part of Knowles Rd and extend the north end of Mitchell Mtn Rd. We did gravel all of Acorn and install a culvert at the low spot near Wild Bill.

The objective for this year will be to do the items that were not finished last year and then add the south and middle sections of Lope Loop. Lake View Rd will be finished and a culvert installed at the drainage crossing. The remaining budget will be used to work on sections of existing roads in need of grading and/or repair.

We urge property owners to advise the board of trouble areas during the year so they can be addressed

South Side Roads: No report.

- Numerous complaints concerning the roads from South side residents.

Electrical: Marie Amicucci reported that there is no change from last year. The balance is \$156,637.94 with the last payment made on 9/27/2010.

Miscellaneous Items:

1. Property owner suggested we remind everyone to get rid of slash piles as a start to fire mitigation, label exit routes so those not as familiar with the area will know what main roads will take them out of the ranch.
2. Theresa told us that she spoke to the Sheriffs office regarding Reverse 911. If you have a land line and there is a need to evacuate, you will receive a Reverse 911 call. However, the sheriff will allow one cell phone number attached to that land line to also receive the same call, you need to call the sheriff's office to set that up.
3. Work (by Bob Jeras) has been done on all the entry way signage to tie them down and keep them from flipping over during high winds. Some signs on Lope Loop and Lakeview still need to be worked on.
4. The wall on Acorn entrance needs to be rebuilt after water flow caused it to partially collapse. A diversion ditch has now been dug to prevent future damage. Next the wall needs to be rebuilt, and volunteers are needed.
5. The entrance wall off Oak Creek Grade was rebuilt by an unknown person – thank you.
6. A property owner suggested we find money in the budget for weed control and set up some sort of process to annually spray; this would help maintain the quality of our grazing properties and further help the fire risk, per this property owner.

At 6:33 p.m. John moved and Bonnie seconded to adjourn the meeting. Approval was by acclamation.

Respectively Submitted,
Marie Amicucci, Secretary