

BULL DOMINGO RANCH PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 18, 2012

The meeting was called to order at 5:00 p.m. at Cliff Lanes.

Present were: Marie Amicucci, Bob Weisenbach, Ron Newman, Bonnie Elkins and Theresa Kennedy

This meeting is in lieu of last Sunday's Board Meeting, which had to be cancelled as there was no quorum.

Ron moved and Bonnie seconded to approve the September 9, 2012 minutes. Motion passed.

Committee Reports:

South Side Roads: (reported by Ron Newman)

- The unsafe areas of the main roads (Hill Country Rd, Geronimo, Shy) were graded. The washboard has returned with a vengeance.
- Due to lack of moisture, we will be paying for water to grade the main roads (Hill Country, Geronimo, Shy) and concentrate on the bad areas.
- Graded Lockhart Lane and Cochise
- Ron Keystone will not be plowing this winter. Plowing for south side roads is still being worked on.

North Side Roads: (written by Gary Eastwood)

- I have been hoping for moisture to get the roads in decent shape before they freeze. Mother Nature has not complied, so I made the decision to buy some moisture. Koch located a water tanker located in Westcliffe, and has been grading with water before and after grading. We have completed Prospect Rd, all of south and north Oak Grove Circle, Black Cloud from Oak Grove over the hill past Dora Mtn entrance, Mitchell Mtn Rd from Oak Grove to just past Jeras' property. We will continue next week starting on Black Cloud at the Dora Mtn hill and continue from there north and east. I hope to have all the major roads done before we can't grade anymore.

Electrical: Nothing new to report

Treasurer: (monthly reports are available on the BDR Website)

- Late notices will be going out to those who have not paid their property dues.
- Bob moved and Bonnie seconded to use David Honodel, the same accountant as last year, for our tax returns. Motion passed.

Miscellaneous Items:

- Christmas Party at 6:00 p.m. on December 8th at After R's without an auction.
- The board received a letter regarding a certain resident speeding on BDR roads. We are going to urge the property owner to go through our grievance

- procedure. The first step has been satisfied by the property owner talking to the offender. The second step will be to refer the complaint to Walter van Woudenberg, head of the grievance committee.
- Request received to operate a low impact home business within BDR. After reviewing the request, motion made by Ron to approve, Bob seconded. Motion passed.
 - Construction of small dwellings in BDR was discussed. We have an 800 square foot minimum and need to ensure that this is being followed. Bob to follow up with the county to determine size of dwellings and status of building permits.

At 5:48 Marie moved and Bonnie seconded to adjourn the meeting. Approval was by acclamation.

Respectively Submitted,
Marie Amicucci, Secretary