

Introductions

Board members:

Doug Anderson- President

Wade Eppler- Vice President

Pam Thompson- treasurer

Bruce Nagel- member at large

Christy Kearns (by phone)

Alex McCrae- member at large

Board members NOT PRESENT:

Deb Brunton

Community Attendees:

Debbie Anderson

Jill Anderson

Dale Nagel

Josh Chopper

John Edwards

Tanya Edwards

Alex McCrae

Hope Parnel

Lynn King

Dudney Donovan

John Koutsoukos

Chris Bolander

Bruce Bolander

Guy Frederick

Stickers announcement

If you need one talk to Doug Anderson- he will get you some. Helps identify people that are supposed to be on the ranches. Won't stop crime completely but helps some.

Things we need to accept

We aren't a real HOA- as individuals we can make complaints but not as an HOA. We don't have authority.

We can do community events and help each other

We are not covenant controlled- the county won't honor or enforce them- keeping them is dishonest

Upcoming Community Events

7/2/22- Makeup Yard Sale and BBQ

8/6/22- Annual Meeting and Elections

8/13/22- FunFest at The Fort- Bring multiple canned food items and get in free!

10/6/22- Community Meeting

12/1/22- Community Meeting & Cookie Exchange

TBA- Christmas Event

Past Events this Year

Yard Sale/Dumpster day- yard sale had to be cancelled due to the weather. Dumpster day went well but we didn't have someone guarding. Free dumpster ended up not being all recycling

which meant we had to pay for it- over budget

Name

Adjust name to fit our goals and not have negative connotations. Most people say they don't want an HOA and they'll never join one. Once they hear what we do they are fine but they don't like the name.

"Sangre de Cristo Ranch Owners Community"

Chopper proposed we use this as a working name not final name, John 2nded

Most people agree to negative connotations but also some pros to having it are- "HOA" on signs deters people from messing with land

Do we even need to have HOA in the name?

Unanimous decision to move this forward to the annual meeting to talk about a possible new name.

Mission Statement

"We exist to serve all land owners of Sangre de Cristo Ranches by building community, through events, communication, and by seeking to serve various charities in our community."

Vote to leave this as a working document

By-Laws Changes Proposed

1. We want to change so everyone gets one vote no matter how many parcels they own
2. Change meetings to only have to happen quarterly- annual meeting should always remain the first Saturday in August

Membership Issues

Issue: On multiple instances over the last year and in previous years members have claimed they joined the HOA, but their membership was never placed onto the HOA books.

It was assumed the members with unrecorded memberships had paid in cash. Though still possible in some instances a new possible explanation has arisen recently.

Early on the "Dumpster Day" Pam Thompson provided fellow board member Bruce Nagel, with a list of current members so that it could be verified that those dumping were in the HOA.

Bruce examined the membership list and discovered that his membership was missing though he had paid for his membership with a verifiable check eight to nine months earlier.

Knowing the membership roles were not accurate and out of a great concern for integrity it was determined we could not use the HOA membership roles as a way to verify who could use the dumpsters. As a result, many used the dumpsters who probably were not eligible to do so.

Though the exact amount is not verifiable the dumpsters ended up costing about \$800 to \$1,000 extra it appears.

HOA President Doug Anderson, brought up that we now know for certain memberships had not

been kept on the rolls for known members.

Pam Thompson responded with denial of that occurring and asked for proof. Doug Anderson pointed out Bruce Nagel and asked him to explain his own plight.

Doug Anderson asked Pam Thompson if she could explain the situation.

Pam responded with the following explanations:

That it was just a matter that she accidentally printed the list from the wrong date.

Pam explained that current members whose membership was due to come due at a future date were presented with the false claim that they were no longer members and their yearly membership needed to be paid.

When pushed on the integrity of the procedure Pam seemed to defend her action before pointing out she had done the same thing on purpose in previous years. Pam further made it clear this year's incident was not accidentally, but was on purpose to gain membership dues early.

Shortly, the explanation changed to a statement that this is how she does it every year to gain members.

It was discussed that when someone pays dues it should be reflected within 48 hours

It was decided that everyone is covered and grandfathered in until August Annual meeting.

It was decided the board needs to come up with a solid plan by the August meeting for how things will be recorded and what to do about this issue with the treasurer, but we will table this until then.

Treasures Report
Handed out at the meeting

Adjourn