



# BOARD OF DIRECTORS B Lazy M Ranch Owners Association

MINUTES – REGULAR MEETING  
April 8<sup>th</sup> 2006  
1:00 PM

*Our Mission – “To Maintain the B Lazy M Ranch as a working Cattle Ranch,  
providing support to the members”*

## **Location:**

**Carr Manor  
350 East Carr Avenue  
Cripple Creek, CO 80813 – UPSTAIRS CONFERENCE CENTER**

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**1. CALL TO ORDER: THE PRESIDENT CALLED THE MEETING TO ORDER AT 1:00 PM.**

## **IN ATTENDANCE:**

**THE FOLLOWING BOARD MEMBERS WERE PRESENT: GARY LEDFORD, PRESIDENT; CULLEN WHEELOK, SECRETARY; ROB WOODRUFF, DIRECTOR. A Quorum was present.**

## **THE FOLLOWING MEMBERS WERE ALSO IN ATTENDANCE:**

**Wini Ledford; Mike and Linda King; Mary and Bill McDonald; Jan Jackson; Gwen Weber; Lynn and Gary Crosby.**

**2. APPROVAL OF AGENDA:**

**On a motion made by Rob Woodruff and seconded by Cullen Wheelock, the agenda was approved as submitted.**

**3. The board accepted the resignation of Jack Brown as board member and appointed Barry Weber to complete the term of Jack Brown.**

**4. PUBLIC PARTICIPATION:**

The president requested that the members be allowed to comment and announced the following policy.

**THE PUBLIC COMMENT PERIOD IS LIMITED TO FIVE MINUTES PER PERSON AND NOT MORE THAN 15 MINUTES IN TOTAL. ANYONE WISHING TO ADDRESS ANY MATTER PERTAINING TO ASSOCIATION BUSINESS, LISTED ON THE AGENDA OR NOT, MAY DO SO AT THIS TIME; HOWEVER, THE BOARD OF DIRECTORS MAY NOT TAKE ANY ACTION ON ITEMS THAT ARE NOT ON THE AGENDA.**

The following members made comments:

A. Linda King inquired whether ranch owners were allowed to cut diseased trees on their property. Any tree diseased by pine beetle or mistletoe may be cut down.

**REPORTS**

**5. COMMITTEE/MEETING REPORTS:**

A. Attorney Hank Worley has reported that he will be unable to represent the BLM ROA regarding water rights because he has a conflict of interest. President Ledford is interviewing possible replacements.

**6. APPROVAL of February 18, 2006 Minutes:**

On a motion made by Cullen Wheelock, and seconded by Rob Woodruff, the minutes of February 18, 2006 are approved.

**7. INTERIM FINANCIAL REPORT - BILLS FOR PAYMENT:**

A. All but one ROA member has paid assessments. Four members paid assessments under protest. Four members are making payments on a payment plan.

B. As of March 31, 2006, there is a balance of \$44,041.97 in the ROA bank account.

**8. CONSIDER ANY MEMBER COMMENTS/ INTERIM POLICIES/RULES TO COMPLY WITH SB100:**

**A. President Ledford met with the McDonalds regarding the pond located on their property. Gary McKibben, the prior owner, had done repair work on the pond which was inspected and approved by the state dam engineer. The issue of maintenance of common areas was addressed. It was the opinion of the Board members present that the BLM ROA under the 2002 covenants is responsible for maintenance of all common areas.**

**9. Insurance:**

**The BLM ROA insurance carrier has been notified of the pending litigation.**

***NEW BUSINESS***

**10. Road maintenance:**

**President Ledford signed a contract with Von Egmond for road maintenance. Proof of insurance was provided to Mr. Ledford. In May, ten culverts will be cleaned out and all of the roads will be graded.**

***REPORTS***

**11. Update on Jordan Dam:**

**No new information or updates at this time.**

**12. President's Report to Membership:**

**No report.**

**13. Straw vote:**

**Items of interest to members may be submitted to the membership for a "Straw Vote", if any member would like an item presented to the membership, it should be done in writing. Any issue that is of importance to a member may be addressed to President Ledford to be placed on a straw vote.**

**14. Budget format for financial reports:**

**President Ledford provided copies of two rough drafts of proposed operating budgets for review by the membership.  
(Attached to minutes)**

***OTHER BUSINESS***

**15. Appeal by Jan Jackson regarding inspection of ROA records:**

**Ms. Jackson stated that the issue did not need to be addressed because it was moot.**

**16. There will be a workshop at 10:00 am on June 17, 2006 prior to the board meeting at 1:00 pm. The budget and new policies will be discussed.**

***CLOSED SESSION***

**17. Issues discussed.**

- a. Jackson v. BLM**
- b. Two Complaints re Donovan**
- c. Late Assessments**

***RETURN TO OPEN MEETING***

**18. The Board agreed to have a formal hearing on the Donovan Complaints in June. Motion by Cullen Wheelock, seconded by Rob Woodruff, to direct the ROA attorney to commence action to file liens on assessments not paid when due by one member of the ROA.**

**19. The ROA board, acting as the Architectural Control Committee, requested that the McDonald's, Lot #35, provide color samples to the ACC. The preliminary building plans for the McDonald home were approved at the prior board meeting and were approved as final subject to receiving the final color pallett. Building Plans will be maintained by the President or Chairman of ACC committee, until construction is complete, at which time they will be returned to the McDonalds.**

**20. The board approved a six month extension for Jack Brown to complete his barn in accordance with his previous approvals.**

***ADJOURNMENT***

**The meeting was adjourned at 2:30 pm.**

**Minutes – Board of Directors Regular Meeting**

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**Respectfully submitted,**

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**Cullen A. Wheelock**  
**Secretary of BLM ROA, Inc.**