

SUMMER IN THE HIGH COUNTRY!



July 2022

FROM YOUR PRESIDENT PHIL STICE.....

Good day to all at the Ranch! During the last six months, I have had the privilege to serve as your HOA Board President. I am thankful for the opportunity and the many great volunteers and Board members I have been blessed to work with. Soon, it will be time to elect new leadership for the Board. I am not sure what that will mean for me, but I wanted to make sure that you all know how much I appreciate each of you. Even in disagreement, I have found great value in your thoughts and in your positions. Thomas Jefferson was quoted as saying; I have never considered a difference of opinion in politics, in religion, or in philosophy as a cause for withdrawing from a friend. I hope we all remember that and can apply it in our lives and in our interactions with each other.

In a closely related manner, I want to briefly touch on the procedure for speaking at board meetings. First, I appreciate and welcome the membership's participation in our meetings. As currently written, our governing documents allow for two opportunities to speak during a Board meeting, by first signing up to do so:

1. A member to be added to speak in the members section of each agenda. I would encourage anyone who wants to speak to sign up to address, not just the board, but the membership during this time.
2. Additionally after a motion is made and seconded, a member can request to speak on the current motion only. If a majority of the board agrees by vote, then the member will be allowed to speak on the motion in question.

These are the two times that a member will be allowed to speak during a board meeting. If you have thoughts on how this is laid out in our documents, I would love to hear your thoughts on this topic. Again, when speaking, I would ask each of us to speak calmly and with civility.

Finally, I want to thank all of those that I have had the honor of serving with and all of the wonderful volunteers that make our job on the Board so much easier. I wish all of you a joyous summer in the most fantastic place in this world, the Ranch of the Rockies.

FROM YOUR SECRETARY, JANICE LEHMAN.....

Welcome Bags for New Residents!



If you have moved into the Ranch this year please stop by the office to pick up a WELCOME BAG. It contains a lot of great information on living up here as well as some business cards from local businesses and others who live up here and run a business from their home. This will also give you a chance to meet with our Ranch Manager, Larry Hartley, if you haven't met him already. So next time you drop off your garbage, if the office is open, stop in, say hi, and get this helpful information.



FROM YOUR TREASURER, KEN BELLINGER....

Money Matters: As you know inflation has hit us all in record ways. Let me outline for you some of the costs to all of us at the Ranch and the potential impacts for our future.

- The higher cost of fuel means all of our service providers have to increase their rates to us for things like trash removal, RV dump station emptying, water delivery, and fuel for our Ranch truck.
- Last year's dues rate increase just broke even with inflation over the past 10 years.

This means that, as a Ranch, our buying power is now less than it was 10 years ago. Historically we have spent our savings to cover the difference. We will have to raise our fee schedules to cover costs and to rebuild our lost savings. Gina Bergen, our Administrator/Bookkeeper, and I are currently doing a deep dive into our actual itemized expenses and cost analysis. In addition, we are looking at market rates to help determine fair market value for all of the services the Ranch provides. Having all these facts will better inform the Board about future policies concerning rates for dues, fees, and fines. These three items are the only major source of income for the Ranch. As you can imagine, making up for over 10 years of underfunding, inflation, deferred maintenance and reduced savings to invest in our future will not be painless.

The water committee is working hard to protect our water rights. They have worked out a deal with the State of Colorado that will accomplish this for now at a significant savings to the Ranch. However, we must have the resources on hand to deal with maintenance issues that will come at an unexpected time, scope, and cost.

Earlier this year, our volunteer Ranch Manager John Adams, along with Bookkeepers Nancy Ranfranz and Karen Ganz, saved us over \$20,000. This money helped the Ranch cover salaries and some non-budgeted expenses for the rest of 2022. Larry Hartley, our new Ranch Manager, is monitoring expenses very closely to stretch the Ranch money as far as possible. He is also living in a house with deferred maintenance for structural and electrical issues. His patience and understanding is saving the Ranch money every day. These people have sacrificed for the good of the Ranch. Each of us must join them, for the greater good of all, and step up to pay our fair share to make the Ranch of the Rockies an even better place to live, now and into the future.



FROM YOUR MEMBER-AT-LARGE, DARRYL ATHERTON....

Time for our annual membership meeting and picnic on August 13th! As usual, the meeting will start at 9am followed by lunch around 12. Come to the meeting so you can hear all that is talked about by the board and guest speakers. Also, if you haven't voted for a member who is running for the open position, you may do that at the meeting. You can also enter your name as a write-in candidate!



We will have smoked brisket and pulled pork for the meal, so you have a choice of one or the other. There will also be some hotdogs available if a child would rather have one of those. As usual the ranch will supply the plates, plastic ware, napkins, and such. One thing different this year: We will only supply water to drink. If you want soda or another beverage please bring it. We used to supply soda/pop but there was always a lot left over and they never get used before they expire. It's also hard to determine how much of what kind to purchase, since everyone has a favorite.

We will have everyone bring a side dish or dessert according to the first letter of your last name:

Last name begins A – I: Vegetable

Last name begins J – S: Dessert

Last name begins T – Z: Salad or Appetizer

The flyer will be posted on the website and at the mailboxes.

To save money, we will not be having door prizes this year. Businesses that want to set up a booth to advertise may do so for a \$50 fee, by check made out to Ranch of the Rockies and mailed to the ranch office.

We have several volunteers to help with the picnic, but more hands makes less work, so if you would like to help, please contact me or the office either by phone or email so we can get you in the loop. The bookkeeper and secretary will need help with people signing in and purchasing hats and maps. And we will need help with arranging food on tables, cleanup, and just keeping things running smoothly. This is your meeting! Come enjoy, participate, and take it all in.

FROM YOUR VICE-PRESIDENT, GINA MADDOX....

Volunteers make a difference and make the world a better place.

It takes a ton of volunteers to make an HOA run smoothly. Without a large, willing volunteer force the workload gets heavy. Luckily, we have a strong group of volunteers shouldering most of our community's needs. We are grateful to have a committed group of volunteers who focus on problem solving, not complaining. They volunteer their time, talent and skills to get things done and help their neighbors. The Board of Directors of Ranch of the Rockies are all volunteers, but they couldn't do their jobs without the support of some other amazing people. Here's a shout out to some of our neighborhood's best volunteer leaders!

- Skip Penhall - Rules Enforcement Committee Chair
- Margaret Purnell - Architectural Review Committee Chair
- Lance Richael - Water Committee Chair
- Jeff Chiarelli and Taylor Albrecht - Website and Technology Gurus
- Mary Jo Blackwood - Newsletter Editor



These volunteer leaders are joined by a host of amazing committee members, people volunteering at the burn pit, stuffing envelopes for our mailings, helping with the August board meeting and annual picnic, and several other ways. Without these caring and generous people, the work of our HOA just couldn't get done. Please be sure to give them a big thank you when you see them. And, please consider joining them. The Ranch of the Rockies needs good volunteers.

Why Be a Volunteer?

It's not for the money; it's not for the fame. It's not for any personal gain. It's just for love of fellow man. It's just to lend a helping hand. It's just to give a tithe of self; that's something you can't buy with wealth. It's not medals won with pride; it's for that feeling deep inside. It's that reward down in your heart, that feeling that you've played a part, of helping others far and near. That makes you be a volunteer!

-AUTHOR UNKNOWN



The Manager's Corner

by Larry Hartley

For those of you who don't know me, I am Larry Hartley, your new Ranch Manager. So I would like to get right to discussing Ranch business!

Ranch Manager Transition: As you know, John Adams filled in as acting Ranch Manager from January to April this year. Then he hung in there for a few more weeks to help me learn the ropes. Thank you, John, for all the help you gave me and for all your years of service to the Ranch.

RV Lot: I am currently cleaning up and reorganizing the RV lot. There are 150 storage spaces available for use. As you may know, the monthly fee for RV storage is now \$5.00 a month. I plan to rent as many of these lots as needed with actual assigned spots. So far, 50 slots have been assigned. When summer ends, there might not be a spot available. It would be good to reserve one now. Also, if you are currently using a spot and wish to keep it, please contact me at the office.

Trash Compactor: Our trash compactor has taken some abuse over time and needs to be re-anchored. The vibration sometimes disengages it and I have to reset or override it twice daily. I've been in contact with Mountain View Waste to see what can be done to correct this situation.

Reservoir: The reservoir was stocked with 500 pounds of fish on June 1, 2022. Please obtain your fishing license from the office and have it with you when fishing. Also, please report any violations or unusual activity at the reservoir to the office.

Annual Meeting: I will be working with Member-at-Large Darryl Atherton on this year's annual meeting and picnic. If you are interested in volunteering for any activities around the Ranch, please call me at the office at 719-836-2079 to sign up. Remember, that the board and all the other people who help on the Ranch are volunteers. Please treat them with respect.

August 13, 2022 Annual Meeting Agenda

- 9:00 AM Registration
- 9:15 AM Officers' Reports
- Introduction of Board candidates
- Closing of ballots
- 10:15 AM Guest Speakers
- 11:50 AM Election Results
- 12:00 PM Lunch!

*Please don't join us just for lunch. There is a lot of valuable and entertaining information provided by our guest speakers with a chance to ask questions of police, fire, animal control and the forest service!



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