

**Sellers Creek Ranch Owners Association**  
**BOARD OF DIRECTORS MEETING**  
**March 11, 2020**  
**4:00PM**  
**MEETING MINUTES**

- I. Call to Order. Meeting called to order at 4:00**
- II. Approval of Previous Annual Meeting Minutes. Tony Werner motioned to approve the minutes as drafted. Mick seconded. Minutes were approved unanimously.**
- A.**

The Board of Directors of Sellers Creek Ranch held a Board meeting on March 11, 2020 at the Philip S. Miller Library in Castle Rock at 4:00pm. Mick Madsen, Kari Edge, Jerry Pollart, and Mac Plymale were in attendance from the Board of Directors. David Prieto was in attendance from Cherry Creek HOA Professionals. Three homeowners were also in attendance.

**New Business**

**Conservation Easement Agreement.**

The Board reviewed a proposed easement agreement received from Jerry Richmond regarding a drainage area. Mick Madsen told Jerry to work with the Town of Castle Rock to figure out who will pay for the maintenance of the drainage because the HOA would not take responsibility, instead it should be maintained by the primary beneficiaries of the Crystal Valley Ranch District and Jerry Richmond. The easement negotiations and review will require substantial attorney review – the HOA will submit the attorney fees for reimbursement.

**Yawnin Bear Mowing Contract**

The Board evaluated the proposed Yawnin Bear contract for mowing in 2020. On a motion by Mick Madsen that was seconded and approved unanimously, the Board approved the 2020 Yawnin Bear contract. The Board also directed CCHOA to reach out to Ryan Newton (owner of Yawnin Bear) regarding the refresh of plants, mulch, and edging. David did so during the meeting.

**Air balloon**

The Board determined that they will no longer allow anyone to access the conservation easement for the use of launching hot air balloons.

**Right of way Mowing**

The Board discussed right of way mowing for the season. Jerry Pollart volunteered to be the Row mowing captain to determine when the mowing is needed.

**Conservation Easement**

The Board discussed adding north of the gate mowing twice a year.

**Greg Brown - \$50,000**

Mr. Brown had promised the HOA \$50,000 for a second gate within the community; Mac Plymale will contact to determine status of promise.

### **Gates**

The Board discussed the level of interest in moving the gates? Only one loop sensor on the exit works, none of the entry sensors works. To repair the loops it would be about \$10,000. Board discussed moving the gate up to the front to the property line. If pursued, then the community wouldn't need fence. One alternative would be to beautify the entry. The Board agreed to have a rendering made for the monument signs, and tabled the idea of repairing the gate sensors.

### **Adjournment**

With no further business to conduct, the meeting adjourned at 5:30pm.