**Mountain Air Ranch  
Minutes of the Board of Directors for June 12, 2025**

**Call to Order**: The meeting was held online and called to order at 5:30 pm Carla Gurovich, Jack Williams, Ronnie Thomas, Jim Williams and Riah Onstott, Danny Babish and Jim Buck. Chris M., MAR operations manager and Ellen R were also present. Guests included: Brian S, Richard S, Bob L, Christine H, Devon W.

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| **Guest Comments**: Bob L is doing an experiment with ground markers for the parking lot to see how they work. Richard S checking out meetings as future treasurer. |  |
| **Approval of May 8 Board meeting minutes**  Motion to approve May 8 minutes by Riah, Second by Ronnie. Vote: Approved  Review Email motions passed and/or proposed since 05/08 meeting   * Motion May 20 from Danny (2nd from Jim W) to allow Chris and Jim W with input from Jack to spend up to $12k to resolve the Lodge water leak with the intent of replacing with new, to code, lines rather than fixing the broken existing lines. Motion passed with Danny, Ronnie, Jim W and Riah approving. No vote from Jack or Jim B   + Jim W – costs of water leak went over $12k; total was $14.5k due to not being able to locate lines and where they went * Motion May 15 from Jim B that no deck coverings may remain in place when the site-holder is not onsite. Onsite means on Mountain Air Ranch property. Jack seconded. Ongoing email discussion but no vote. * Motion May 15 from Jim B that no existing deck coverings be grandfathered and that all deck coverings be governed by the deck covering motion. Jack seconded. Ongoing email discussion but no vote. |  |
| **Membership Report**  Membership report was emailed on June 10, 2025.  Membership Count after 05/18/25 meeting:   |  |  |  | | --- | --- | --- | | Males: | 337 | 64.2% | | Females | 188 | 35.8% | | **Total** | **525** |  | |  |  |  | | Full Members | 416 | 79.2% | | Friends of MAR | 109 | 20.8% |   Total 525  A special application approval meeting was held on May 31 due to many more applications. Counts after that meeting were:   |  |  |  | | --- | --- | --- | | Males: | 345 | 64.6% | | Females | 189 | 35.4% | | **Total** | **534** |  | |  |  |  | | Full Members | 421 | 78.8% | | Friends of MAR | 113 | 21.2% |   Total 534  Assisting with tours prior to 90th anniversary weekend. |  |

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| **Manager’s Report**  Report was emailed on May 7, 2025, and is attached to the bottom of these minutes along with annotations made during the meeting.   * Status of Traveler’s Claim * Annual Campsites Update * Water Break in Lodge/RV Meadow Repairs – Status * Which Facilities Projects in Progress (e.g., Massage Pavilion) * Music system around pool with multiple settings by area |  |

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| **Treasurer’s Report for Apr 2025 and May 2025**  **April**  Capital Improvement Account $55,996  Memorial Garden Account $27,288  Operating Account $198,293  Child Credit Account $48,382  Waitlist Deposits in Operating Acct $12,003  Balance Sheet  Assets $1,240,608  Liabilities $ 257,005  Equity $ 983,602  P&L 2025 2024  Income $93,639 $66,874  Expense 65,076 76,055  Net Income 28,563 -9,181  P&L YTD Comparison  2025 2024  Income $380,410 $292,811  Expense 183,097 137,507  Net Income 197,312 155,304  Accounts Receivable  Current $132,548  1 to 30 18,879  31-60 258  61-90 -560  91+ -6,726  Total $144,399  **May**  Capital Improvement Account $ 55,996  Memorial Garden Account $ 27,288  Operating Account $139,209  Child Credit Account $ 48,302  Waitlist Deposits in Operating Acct $11,920  Balance Sheet  Assets $1,202,580  Liabilities $ 258,618  Equity $ 941,992  P&L 2025 2024  Income $101,792 $61,078  Expense 128,198 98,492  Net Income -26,406 -37,412  YTD P&L 2025 2024  Income $477,681 $353,889  Expense 311,175 235,999  Net Income 166,506 117,891  Accounts Receivable  Current $126,799  1 to 30 12,551  31-60 8,135  61-90 -113  91+ -7,452  Total $139,920  May Treasurer Comments  May 2025 Income and Net Income are up compared to 2024.  May 2025 YTD Income and Net Income are up compared to 2024.  While we are trying to build up the balance in our capital improvement account, we seem to regularly experience significant repair expenses which drain capital. Hence, we need to continue to watch overall expenses, minimize any new expenses as well as minimize/stagger/regulate any capital improvement expenses.  **Motion to Approve** April & May Treasurer’s Reports by Riah; 2nd Danny; approved. |  |
| **OLD BUSINESS** |  |
| **MAR 90th Anniversary Update - Ronnie**   * Current Registration Numbers – Counts of Members & Visitors—at the time of the last count on Sunday morning, we had 265 registrations (including children and Saturday only registrations)—I believe Chris said we have raised approximately $33k so far for the capital improvement fund * General Update (anything new or changed)—we will be allowing members/friends/family of site-holders to have tents on their site for this event only with all grounds/overnight fees paid * How Seating will be addressed in pool area **—**we are encouraging members to bring their own chairs/umbrellas since we are limited in our own supply; the bands will be playing on the south side of the pool on the new paver area—between the playground and the pool; we wish to leave the sauna deck mostly clear for members/visitors to have access to the shower/sauna facilities and will add additional seating to the deck and around the slide area—again, leaving space for folks to use the slide/pool. Parking almost completely finalized. 12 passenger vans may be necessary if we get over-booked for offsite parking. * First time visitors will not be provided with tours during the event weekend; they will have to make arrangement for a tour prior to the event date. * Advertising and Press Release Update – Carla – we have boosted the Facebook pages, including Instagram and reels; we’ve had 5.6% response/click-thru. 3% is considered a good average for digital marketing. Our goal is really awareness to make the general public more aware that we are here and they may want to come another time even if not for the 90th event. $180 spent so far. RSVP required for visitors. Maybe do an after-event advertisement in Westword? Press releases will still go out to television and radio noting that advanced registration is required. A deadline for registration will be necessary. AANR has agreed to assist with press releases. |  |
| **Technology & Wi-Fi Update & Recommendations – Uriah**  We’ve had a few issues with internet; not due to our end but partially Starlink and Neteo. Starlink is no longer prioritizing businesses over residential. Neteo cannot keep up with our usage during high season. Possibility of working with Neteo to have a tower installed onsite – only in discussion stages. 45 mesh devices are attached to our network (2,049 devices with phones, computers, etc. with busy weekends). Signals all the way up Howard Murphy Hill and up to the beginning of Memorial Road. John O has donated a weather station and Danny has added a weather link to our website. Updating power banks. |  |
| **Music Around the Pool on Weekends**  Modifications were made to the music systems as described by Chris under her report. Music can now be set at different areas of the pool with different volumes. Now that we have two years of history with limited complaints, Carla is wondering if we cannot try area-related easy listening music around the pool (louder on west deck, softer under sauna and on east side) for: Friday 12:00 pm-6:00, Saturday 12:00 pm-7:00 and Sunday 12:00 pm-5:00 pm? The referendum was for all 3 days; we tried to compromise. History shows that we could give it a try.  Devon – feedback to avoid music with ads; Danny says we can use an ad-free system. Devon says we may need a business account. We may need to look at a business account for accessing music – **Danny will look into the financial implications; the board will deal with via email motion and vote.** Devon says Pandora may be between $25-$50 per month. Brian says they could underwrite the expenses for the first six months. We want to be legal. Jim W says we have had issues previously, so we need to be careful on how it is handled. |  |

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| **Deck Coverings, Permit Requirements, Guidelines & Approvals**   * Multiple versions of county website pages have created confusion on requirements for permitting and engineering. * Member relied on website to submit plan for deck with covering to Chris in August 2023 (with building to begin in spring 2024), which she approved at that time. The 2025/2026 Site Agreement included a requirement for the Board of Directors to approve any requests *to add or modify any permanent structures or features on the site or change the grade or area of the site.* Note that member has not signed 2025/2026 agreement. * Several months ago, the board began discussions regarding deck coverings, including definitions of “what is permanent” and what county requirements actually were. * Jack’s subsequent conversations with JeffCo Planning & Building Departments as well as MAR Engineer say Deck Coverings DO require permits pulled by MAR (May meeting discussion document pasted to these minutes). * Straw poll was taken at May meeting but no motion was presented. Riah (on request of Board) subsequently notified member that their proposed deck covering was not approved and they sent an appeal letter to some members of the board. * Outstanding two motions from Jim B. * Status of Deck & Shed Guidelines being prepared by Chris/Riah. * Motion and Decision on Deck Coverings.   Carla: we have existing deck coverings; the members requested to approve a deck covering based on good faith research; manager approval was based on good faith research; we can approve the motion and ask for existing coverings be removed OR we an approve the current member request for the deck covering and to no longer approve any further deck coverings until we have defined guidelines that we can publish in concert with county requirements and future coverings need to meet requirements.  Jim B – question is if we allow the current request is that going to be required to adhere to the current county requirements. Carla says no. Danny – build to county requirements but not pull permit because it said any deck over 3 ft above ground. Current decks already don’t adhere to permitting rules. Future requirements will meet county codes. Riah – anything above 12 inches requires permit and the majority of our decks do not meet that requirement. The request was already approved, and approval was legitimate at the time of the request. We should let this one go through based on good faith. Future ones will have to meet with the requirements set forth once we have that determination.  Jack – concrete piers by nature are permanent and how do we go around that? Carla – we would be approving this current request; not necessarily future requests – we had different guidelines prior to this request; so we would be doing this in good faith based on the fact they were previously approved.  Christine – because concrete is permanent; the area of the deck has ground area screws that are drilled down into the ground 3 feet w/o concrete, so the area is not considered permanent.  Devon – are we talking about the height of the deck? Carla – we are not talking about that – just the deck covering. Danny – different permits are required based on the height of the deck. Would this require a separate motion?  Carla – vote on Jim B’s motion or withdraw same. Jim B – if we approve the current covering we are discussing, what is our position on existing coverings? Are we grandfathering current coverings? Carla – we didn’t act in a timely manner on existing coverings. Danny – if current coverings are dangerous, can we act on those? Carla- previous issues were addressed on a site-by-site basis to become compliant. Danny – some are not really compliant but to Jim – we could basically go to each siteholder and request standard of safety to update coverings to match our standards.  Jim B – to avoid hassle of voting he would consider withdrawing if we put a moratorium in place to hold future requests to match new guidelines as approved. Jim B withdraws his previous two motions.  Danny – **motion** to approve the current deck covering request and have a moratorium on future coverings pending approved new guidelines. Jim B second. Discussion: Jim W – will MAR pull permit for current covering under discussion. Danny – we are hesitant to call out permits in this particular instance. Opposed – Jim W. and Jack W. Abstained – Jim B. Please avoid having guests making comments on a vote by the board. Yes: Ronnie, Danny, Riah. Vote passes.  Carla – general comment – because we have been around for 90years; infrastructure building and repair was done previously with volunteer help, and most often not permitted. We have tried to do everything we can with permits starting with the Adam & Eve, but we do need to be careful about inviting excess scrutiny that could shut us down. |  |
| **New Business - (Items to be discussed at next regular meeting)** |  |
| Privacy Officer (following information sent via email to board members and Chris on 6/11)   * Position was created in 2018 with the new Articles and Bylaws based on recommendations from Attorney Owen Hathaway (friend of Doug Triggs) (copy sent to all board members, along with a link to the Colorado statutes) * While we have appointed and paid a legal firm in the past to be the Privacy Officer, they have not actively performed the duties of the Privacy Officer outlined in our bylaws and have not acknowledged us as a client * Carla cannot find in Colorado regulations where corporations or non-profits are required to have a privacy officer * Carla sent a highlighted copy of the current Bylaws and suggests we create and adopt a written Privacy Policy that is administered by the Manager. Modify the bylaws to either (1) replace “Privacy Officer” with “Manager” throughout, or (2) Appoint Jim W as Privacy Officer with him delegating responsibilities to Manager. In either case, we might also want to reduce or modify the reporting requirements. * Jack has concerns that changes may expose MAR to a member asking for a complete list of members (violating their privacy). A link to the Colorado Statutes was emailed to board members along with the highlighted Bylaws. Specifically look at Sections 7-127-101 and 7-136-101. | For consideration in future |
| **Next Meetings: Regular Meeting – July 24 @ 5:30**  **Business Plan Meeting –** tbd |  |
| **Adjourn:** Motion from Riah, 2nd by Danny; unanimously approved. *7:19 pm* |  |

**Decks & Deck Coverings – Board Discussion 05/08/25 Board Meeting**

Jack visited Jeffco Planning & Zoning and the Jeffco Building department in March to learn more about permitting requirements for decks and deck covers as they apply to MAR. He also consulted with Engineer John Stensgaard with a specific question. The following are summaries from both.

Discussions with Planning & Zoning and Building Department

I went to Planning and Zoning 3/27 along with the Building department. Of course, I get different answers, but I had them highlight and make notes.

* For a deck over 12 inches and under 30 inches in height from ground, a **misc. building permit** is required. That will need to include drawings of structural and elevation. They need a scaled site plan. The project will most likely need to be engineered. A contractor will need to pull a permit (Michael L. has a license and may pull permits for us or members).
  + Now the building department says that a deck covering can only be 120 sf to only need a **misc. building permit** because we are commercial. The key to everything is that they need piers and not deck blocks. I would think piers would make it a permanent structure.
* Anything else needs a full building permit. Since proof of ownership is required, it will need to go through MAR. They need construction documents to scale, site plan to scale, proof of fire protection (that the fire department will go to the site) and fire-resistant material (Trex decking). A defensible space permit may be required. Some of this will apply to the **misc. building permit**. Planning and building kept pointing at the other, so it is hard to get information until someone tries it.
* All decks need to be fire resistant no matter the size. Soffits on deck covers need to be fire resistant. If decks are permitted piers will most likely be required, again is that making them permanent? I could not get an answer on this.
* Appendix Z is required on everything https://www.jeffco.us/3869/Appendix-Z

We will have to decide on building permits and if we are going to require them for decks. I don’t think deck covers are worth it.

Question to Engineer and His Answer

**Question:** We have members that want to build decks on their trailer sites. Some also want to put a patio cover over decks. The one that did it used the deck blocks from Home Depot. The drawings on the county site show piers below frost level. Since it cannot be attached to the trailer it needs to be free standing. The county also says we need at least a Misc. Permit. Would this need to be designed by an engineer because of the snow and wind loads?

**Engineer’s Answer:** If the decks are not higher than 30” above the ground, then no permit is needed. The deck blocks do not support a lot of load, because it is just the bottom area that is used for bearing. A pier also has side shear which adds to the bearing capacity. You add a roof and the load doubles, and the blocks basically wouldn’t work or there is a lot of them.

* Going below frost is not a big deal when it is not attached to anything, like a detached garage, just assumed to move and it doesn’t matter.
* If you need a permit, it is possible for them to go thru the code and figure out what it needs to be, but deciphering the IRC is difficult. Thus, an engineer would be easier. I could do a boiler plate if they would come up with a generic size.

Manager’s Report 6/11/2025

* Main Account $178668.46
* Child Credit Account $43178.68
* Cap Improvement Account $39996.40
* Memorial Garden Account $27228.14
  + Total $289071.68
* Pool & Hot Tub:
  + Replacement Light for pool: Colored LED $1,344, White LED $1,005 before tax. Wyatt suggested replacing over repairing because the seals are bad. [repairs and maintenance]
  + Converting the equalizers covers from slip in to threaded (Aqua Star). We have ordered one from Marina to test.
  + Hot Tub Light, Jared at Marina is still working on an alternative
  + 5-17 inch & 5-13 inch white strap pool lounge chairs ordered and in transit for delivery.
  + Ben & Jack worked together to figure out a solution for the suction on the pool vacuum. It looks great!
* FNF has raised $1900.00 in the first 3 weeks, we are trending at $633 per week falling just a bit short of our plan of $714 per week.
* Called Mike Hull, regarding making sure the permits for the decks on the gatehouse and lodge are closed. He is researching and will get back to me by tomorrow.
* Travelers Claim: Our claim has fallen off the claim portal completely, I have reached out to Kim Pham with Travelers. This is so frustrating. Chuck W reached out to his agent; our claim number was gone; today email response from Kim with a partial new list of necessary items to complete the process.
* Triggs Trailer: Chris Farmer was hired in Feb and March of this year to repair the furnace and leaking seals on the push out. Replace the awnings and external water pump. He successfully repaired the furnace and propane leak. As far as the leaks in the push out, someone’s (not sure if it was Chris) solution made the situation worse. They added foam wedges that absorbed water making them heavy and pushing down on the slide out creating a gap that let water in. KTS Mobile RV Repair came out and did a complete inspection of Trigg’s trailer. They have recommended that we replace all of the awnings over the push outs along with the main awning. They checked the seals around all of the push outs and couldn’t find a problem with them. This work will be completed by next week. Trey replaced the external transfer pump.
* Dave G’s site and trailer: Dave informed me that he was giving up his site and offered to donate his trailer to MAR. I explained that I would have to inspect the condition of the trailer and get back to him. The inspection exposed several problems: Hungry Bear Damage to the back right corner, 3 broken roof vents and a broken skylight. Water damage in the right rear corner. I notified Dave of these problems and declined his offer to donate the fifth wheel to MAR. Dave decided to keep his site for at least another year and paid in full. He asked me to have the mobile RV repair folks take a look at it and supply a quote. The leak was not from the slide out or bear damage, there is a hole in the roof. Dave is paying Deela C. to clean and organize the trailer and deck. Work in progress.
* Massage Therapist: Ron Blair has been a member since 2018. He is a Dora Certified massage therapist who is excited to bring his services to MAR on Saturday’s and Sundays throughout the high season.
* The bulletin board by the Clubhouse Phone is going to be for Health and Healing. Ron B’s massage sign-up form and contact information is there. We will be adding Charlie M’s information and sign-up form for Energy Work Body Scrubs available on Saturdays during the High Season beginning on July 1st. This is where we should be adding Yoga and Fitness.
* We are enjoying constant compliments on the improvements around MAR this spring. Between the staff and volunteers, it’s amazing how much is getting done. The facilities committee is jumping in and planning for our future.

Jack says we passed the fire mitigation permit procedure; permit closed for pool area. Electrical permit was not pulled because it would have cost more to correct the current electrical system. **Jack will get an estimate for fixing the electrical issues around the pool/shop area**. Conduit is against code; florescent lights in wet areas are not good; electrical boxes and panels that are not up to code.

Water project went over by $2,500 due to extra search for water lines; we’re not sure what the line was for but suspect it was the original dump station feed. Project complete**. Motion to approve additional $2,500 for project by Jim B with second from Riah. Approved.**

Riah – both of sites in front of lodge are cleared out. Parking for 90th and then plans for cornhole after.

Work on massage pavilion— 4 hours of labor into project and should be complete by 6/13 with bags of concrete and 3 new posts under repairs budget. Need to discuss repairs/maintenance budget?

Update on speakers around pool for music: speakers were donated, wire cost was also donated. We have multiple zones so it can be quiet in certain areas and louder in other areas.