**Mountain Air Ranch  
Minutes of the Board of Directors for May 8, 2025**

**Call to Order**: The meeting was held in person; called to order at 5:0 pm21 Carla Gurovich, Jack Williams, Ronnie Thomas, Jim Buck, Jim Williams and Riah Onstott were present. Danny Babish was absent. Chris M., MAR operations manager and Ellen R were also present. Guests included: Trey, Brian S, Mark R., David E.

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| **Guest Comments**: n/a |  |
| **Approval of March 6 BOD meeting minutes**  Motion to approve March 6 minutes by Jim W, Second by Riah.  Discussion:  Vote: Approved  Review Email motions passed since 3/6 meeting   * Approve Membership Bylaws Revisions proposed by MC on March 6. (Jack W moved, Ronnie 2nd both on 03/10) Approved by all on 3/10 * Lodge Water Tank Proposal made by Jim W. on 4/13, 2nd by Riah on 4/13: Restoration and storage of water to the lodge, RV meadow and community kitchen. To proceed with the two-tank option which will include one day of equipment charges to facilitate leveling the site and installation of a gravel base. Additional plumbing supplies and trenching as needed not to exceed $15K. All approved except that Jack abstained * Lodge Driveway Improvements proposed by Carlton T and motion made on 4/13 by Jim W; 2nd by Ronnie on 4/13. Positive votes from Jim B and Danny B. Much discussion; no approval. Hope to handle under Manager Report. Motion withdrawn on 5/8. Chris still looking at potential for parking. |  |
| **Membership Report**  Membership report was emailed on May 7, 2025.  Membership Count after 4/5/25 meeting:   |  |  |  | | --- | --- | --- | | Males: | 346 | 64.1% | | Females | 194 | 35.9% | | **Total** | **540** |  | |  |  |  | | Full Members: | 423 | 78.3% | | Friends of MAR | 117 | 21.7% | | **Total** | **540** |  | |  |  |  | |  |
| **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 Insurance Claim – lowballed offer of $8k; Chris has sent back with receipts and counteroffer $32k+ - ask Chuck W to apply pressure * Annual Campsites Update – Dave G gave up site after paying deposit; donating camper to MAR – need to pull deck out to get trailer out, exterior damage, all in working order; Anton H. gave up site – Brian & Angie took site for 2026 * Triggs Campsite Agreement & Repairs Status – roof leaking with someone looking at it tomorrow; agreements signed * Lodge Driveway Improvements – Chris concerns about pond being full so making it smaller would be an issue; other parts of plan may work; stone wall holds water in; trash man happy with new location; privacy fencing reused around dump station; possibilities for extra parking still behind lodge * **Jim W** – have lodge look nice – Motion to eliminate 2 sites in yard of the lodge as approved sites and have no sites allowed on Lodge grounds and find additional employee sites elsewhere on the grounds; Jim B second   **Approved – policy needs to be modified - Carla** |  |

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| **Treasurer’s Report for Feb 2025 and Mar 2025**  **February**  Capital Improvement Account $51,066  Memorial Garden Account $27,288  Operating Account $97,114  Child Credit Account $43,117  Waitlist Deposits in Operating Acct $12,020  Balance Sheet  Assets $1,121,632  Liabilities $ 261,018  Equity $ 860,613  P&L 2025 2024  Income $132,770 $181,623  Expense 38,193 94,918  Net Income 94,577 86,705  Accounts Receivable  Current $232,536  1 to 30 -321  31-60 1,616  61-90 125  91+ -5,843  Total $228,102  **March**  Capital Improvement Account $ 39,996  Memorial Garden Account $ 27,288  Operating Account $121,253  Child Credit Account $ 43,117  Waitlist Deposits in Operating Acct $12,003  Balance Sheet  Assets $1,192,929  Liabilities $ 258,618  Equity $ 934,311  YTD P&L 2025 2024  Income $295,871 $225,936  Expense 134,022 61,453  Net Income 161,849 164,483  Accounts Receivable  Current $217,841  1 to 30 1,357  31-60 -571  61-90 403  91+ -6,926  Total $212,104  March Treasurer Comments  March 2025 vs March 2024 P&L: Income is down, Expenses are up, Net Income is Down  March 2025 vs March 2024 YTD P&L: Income is up, Expenses are up, Net Income is down  We have less than 3 months Operating Expense in the Operating Account.  We have some significant expense for the water system.  I continue to urge restraint in spending - especially for any new projects.  **Motion to Approve** Feb & Mar Treasurer’s Report by Riah; 2nd Jack; approved  **Note:** Richard Sotiros agreed to assume the Treasurer position starting 2026 and is beginning to train with Jim B as Treasurer (will need to run for member voted position unless board switches someone from Board Elected to Member Elected – not necessarily a good practice) |  |
| **OLD BUSINESS** |  |
| **MAR 90th Anniversary Update - Ronnie**   * Current Registration Numbers (Members & Visitors) *We currently have* ***58 full weekend registrations and 6 Saturday only registrations. All rooms and RV spots are booked with a waiting list****. We did not split out members vs visitors at this time.* * Member Feedback (positive or negative): *Some people have asked to just pay for meals on Saturday and we said no. Saturday already has its own rate and early bird discount already applies for members only. Saturday is also the most expensive day of the weekend for our budget.*   Publicity Plans:  *The event is out on our website we have a sub section at the second index of our home page promoting it and a full page going into detail on the event schedule and cost as well as other useful info.*  *Pam M. is currently running our social media and came up with the following promotional schedule for pushing the 90th anniversary weekend social media and email.*   * *For social media, posting often about the weekend is best. She has started with 2-3 posts a week on the main feeds in May. Then will ramp it up in June and the first week of July, eventually with posting daily countdowns.* * *Pam suggested creating an email specifically for the weekend (not included in the weekly event emails or monthly newsletter).* ***Boost the post w/o mentioning nudity – Carla offered to assist***   + *We began with one email in April to kick things off.*   + *May - 2 emails with "save the date" or "early bird tickets available" with some fun details to get folks excited.*   + *June - 1 email a week with event schedule and a bit of a push to attend - "don't miss out" or "get ready to celebrate"*   + *July - 1 email reminder that it's the last chance to register before the big weekend "it's almost here"*   *There will also be articles about the weekend still included in June and July newsletters. The later articles/emails will switch from promotion to reminders about the event and preparing members for things like parking and other need to knows about event logistics.*  *Ronnie submitted an article to AANR for the Bulletin on April 17th but has had no communication from our contact person and sent a follow-up message this afternoon.*  *We have posters designed for the event with the weekend schedule we just need to order them and put them up around the ranch.*  *We can still explore if news stations that we were in contact with during the fires would be interested in running stories on us and the 90th anniversary closer to the event maybe in June. Would need to talk to Chris if she has those contacts still.*  Carla: We can issue general press releases, and I’ve had good luck with that in the past, especially Westword. I can help with how to write them and who to send them to.  **NextDoor ads?**  Schedule a 2d day of photos for Skinny-dip and anniversary photo – maybe following weekend or weekend before during the 4th July weekend. |  |
| **Infrastructure Project Update – Jim Williams & Jack Williams**  Final Pool/Hot Tub/Decks Project Numbers - grand total $437,371 – does not include pool cover. There may be a few little glitches to fix but otherwise done. May be an issue with the jet pump – may be a warranty issue. |  |
| **Technology & Wi-Fi Update & Recommendations – Uriah**  Internet strong; working with Neteo re proposal for tower which could be income (royalties) for MAR above the water tanks. Need to add equipment on roadie road; issues with gate system; surge issues with equipment due to quality of equipment. Need to put in more protective measures for main power boxes. Riah needs to know what budget is to pay for replacement options. |  |
| **Deck Coverings, Permit Requirements and MAR Approval Requirements**  Summary of Jack’s findings provided to Board on 05/07 in talking to both Zoning & Planning and Building at Jeffco (see document pasted at end and emailed to Board Members 05/07).  Straw Poll: no deck coverings that remain in place when site-holder are not onsite – Riah/Ronnie abstain. BOD will send letter to site-holders in violation that coverings need to be removed due to non-compliance with county.  **RONNIE** will draft a letter to Guy – approval was never sought, given, although plans were submitted several years after the fact, they were not pre-approved  Diane R gazebo; Michael L pergola, Chris will check property for other violations  Currently: Decks need approval per site agreement – removable within 10 days  Requirement for 100% compliance relates to patio/deck covers (no grandfathered structures)  Need definition for sheds  Guidelines Needed???  Guidelines and any associated policies must be written to clarify MAR requirements for decks and should include *at least* the following:   * Allowable materials (considering fire resistant materials) * Requirement and definition for “easy removal” * Size limits (length, width, height)   If all are in agreement, need a volunteer to draft the guidelines on decks and sheds – **Riah/Chris** |  |

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| **Rocky Mountain Naturist Request for Confirmation on How Their Members Will Work with new Rate Sheet’s “guest policy”**   * Can each MAR member bring a RMN member as a guest? Can they bring more than one guest per visit? Yes * Do regular day fees apply? Yes * Are RMN members subject to the 5 visit per year rule? Yes | Ronnie will notify Jeff |
| **New Business - (Items to be discussed at next regular meeting)** |  |
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| **Next Meetings: Regular Meeting – 6/12 @ 5:30**  **Business Plan Meeting –** tbd |  |
| **Adjourn:** Motion from Riah, 2nd by Jim B; unanimously approved. *7:04 pm* |  |

# Manager’s Report May 7th 2025

* Distribution Account: $203,452.46 (May 7th 12:27pm)
* Cap Improvement Account: $39,996.40
* Memorial Garden Account: $27,888.14
* Child Credit Account: $43,977.98
* For a total of:$315,314.98 with a $230 cash drawer
* Projects
  + RV Dump station: The concrete has been poured with improved plumbing to the holding tanks. We are adding a privacy fence between the dump station and lodge lawn and rebuilding the hydrant tower. Estimated completion date May 18th
  + Water Tanks for Lodge, RV meadow, Adam & Eve Bathrooms and Community Kitchen. The tanks are installed behind the Lodge on a bed of pea gravel, the plumbing is buried almost 5ft deep to the lodge. The lodge feeds off one of the tanks and the remaining areas feed off the other. A 20 gal. pressure tank and transfer pump have been added to insure proper water pressure.

Four leaks have been detected in the RV meadow 1 at the turn off valve for the Adam & Eve bathrooms. The other 3 are in the RV meadow at site posts (the 4x4 next to the electric pedestals. As soon as things dry up we can see the leaks, fix them and go live with water. Estimated completion Saturday May 10th.

Still to be completed: Hot Water on Demand in the Community Kitchen and outside showers at the Adam & Eve. Estimated Completion Sunday May 18th.

* + Clubhouse Bathrooms are complete
  + Flower boxes have been added under the bathroom windows on the Clubhouse. We will be putting silk flowers in these.
  + Clubhouse Game room/ dining room is complete
  + Railings on west side of pool deck has been treated
  + The sauna building deck is being painted and will be completed by May 18th.
  + The grout and tiles on the Sauna building bar have been repaired
  + Hot Tub Gazebo is getting treated by this coming weekend
  + Matt C (from facilities Comm) has taken on the project of the area next to the stairs beneath the hot tub. The challenge is to landscape this area while making the access doors to under the hot tub assessable and finish the concrete vault in an attractive way. This area will have Tufted Ice Plants which are native to Colorado and Deer resistant. He will be working on this area during the week and has committed to completion by May 23rd.
  + The new deck and stairs on the north side of the lodge have been treated
  + The deck on the south side of the lodge has been repaired and painted. We will have to address this deck in the future.
  + A new weather station is being donated by John O. (a new member) the monitor will be installed in the game/dining room and the receiver will be on the upper deck. John will be maintaining it.
  + Volunteers from the Entertainment Committee have cleaned & organized the storage in the clubhouse loft.
  + The floors in both the game/dining room and the upstairs lounge have been washed and sealed. (volunteers and staff)
  + New and Improved bulletin boards have been added to the game/dining room to maximize communication to our members. Membership, Facilities and Entertainment Committees each have designated space. ? Does the BOD want space?
  + The rafters of the clubhouse deck have been repaired (Ben G) and will be painted by Saturday May 17th.
  + The service buffets have been moved down to the game/dining room and painted to match the walls. We are storing the equipment needed in foot service in them.
  + The Lost Bikini Grill kitchen has been deep cleaned. We have ordered a new thermal couple for the oven. Trey will be installing it as soon as it arrives.
  + The rebuild of the Wood shed is scheduled for the week of May 12th and should only take one day.
  + The facelift on the Massage Pavillion which includes structural repairs, paint, paving stones and a ceiling will be complete by May 23rd.
  + 10 White Vinyl strapped chaise lounge chairs are on their way
  + 6 new blue pool umbrellas have been ordered and will arrive before Memorial Day weekend.
  + The enclosures over the key pads at the front gate have been removed
  + A new Gate Code return box has been installed
  + Rose Salvia and Russan Sage will be added to the garden by the rock sign. Both of these plants are Deer resistant and perennials. Estimated cost of $100.
* Pool Opening and Repairs
  + The pool opening has been delayed because of weather conditions. Wyatt will be here Monday May 12th to repair the equalizers and open the pool. I have ordered 30 bags of salt from Marina Pools to be picked up Friday May 9th for the opening. The temperature of the pool should be 84 degrees by May 19th.
* 2025 High Season staff
  + Office: Ellen R., Janet SJ., Charly M., Deela C.
  + Cleaning: Jan B. & Indi J
  + Maintenance & Grounds: Trey C. & Ben G.
* 2025 High Season office hours beginning on Friday May 23rd
  + Sundays through Thursday 9am to 5pm
  + Fridays & Saturdays 9am to 7pm
* Greg & Melissa will be running Skinny Dips for the 2025 high season. The hours of operation will be Saturdays from 11am through 7pm and Sundays from 11am through 4pm
* Riah & Trey will be running the Lost Bikini Grill for the 2025 high season. The hours of operation will be Saturdays Breakfast 8-11am Lunch 12-4pm and Dinner 5-7pm. Sundays Breakfast 8-11am and Lunch 12-4pm. They will not be open on Friday nights for dinner or the Anniversary Weekend.
* Improved staff communication is being achieved through a group text system. This insures that when the cleaning staff find something broken they text the info out to everyone. The maintenance person knows they need to fix it, I know to double check and the circle is complete. Additionally we have a group set up for ordering water, which includes Jared H and the entire staff.
* My 1-week summer vacation is planned to begin on Sunday July 20th with me back at work Wednesday July 30th.
* Sorry for this long report, it’s been so busy getting ready for the season. I’m sure things have been left out.

Membership Committee Report  
To MAR Board of Directors  
May 2025

Membership Count after 4/5/25 meeting:

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| Males: | 346 | 64.1% |
| Females | 194 | 35.9% |
| **Total** | 540 |  |
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| Full Members: | 423 | 78.3% |
| Friends of MAR | 117 | 21.7% |
| **Total** | 540 |  |
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Training of new committee members continues.

Committee members are signing up for tour duty for the upcoming season. We will ensure double coverage during holiday weekends and triple coverage during the 90th Anniversary weekend.

The committee will sponsor two Friday Night Fundraisers. On June 27th, pistachio chicken with roasted vegetables will be served. On August 1st, gumbo will be served.

We’re looking forward to a wonderful season.

**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.