

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
February 6, 2016, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR

Present:

John Sanders, Nancy Allred, Steve Edholm, John Parker, Rick Kinder, Linda Brown, Monty Beaver

Absent:

Bob L. Scott, John Noard

Guests:

Val Allred, Billy and Marilyn Hughes, Gene and Elsie Jurajda, RC Ghormley, Mark and Finn Wilson, Kirk and Julie Loudon, Rick Colander

1. Call to Order

2. Proof of notice – published on SFTR web page

3. Roll Call, determination of quorum – quorum achieved

4. Approval of minutes for December 5, 2015 regular meeting – approved

5. Committee Reports

a. Common Area

Linda Brown, Chair- Pond Grant update: Spoke with Michelle Frishman regarding the new Restoration Grant from Greater Outdoors Colorado. She said the application will be available in the fall of 2016, but the qualifications have been changed. She referred me to Chris Yuan-Farrell. Spoke with Chris and he informed me that they are still picking details for this program. The distribution is 75 – 25 and 12.5 % must be cash and the other 12.5 % can be in-kind. The land has to be owned by a state certified non-profit entity on the national level. State Certified means that the non-profit organization must have a State Certified Conservation Easement with a tax certification. This only came about in 2011–2012 so Chris said the Greenlands may not have theirs yet. The non-profit must also be certified on the national level, meaning they must be a member of the Land Trust Alliance. If the Greenlands is not nationally certified, Chris said they can get around that by submitting their financials for the year. I have a message and e-mail to Howard Hallman of the Greenlands Reserve and I am waiting for a response regarding their non-profit status. Their website did not reference their certifications.

b. Forest Health & Wildlife Mitigation

RC Ghormley, Chair- Mitigation continues on either side of Mountain View, with the goal of establishing a shaded fuel break from Tall Oaks to Cottonwood. J Aufderheide has done a magnificent job of securing permissions from nearly all the adjoining landowners. The current State Fire Assistance grant, under the supervision of Mark Loveall, will pay for most of this work. Some monies from the FHWM account may be used to augment grant funds if

deemed appropriate (thanks to the POA Board for allowing the committee that latitude). If funds allow, we would like to wrap the fuel break around the corner and down Cottonwood; same for Tall Oaks.

Bob Dye has elected to not yet start handwork mitigation along Cottonwood because of the snow depth.

c. Bridge, Metro and Grazing

Bob L. Scott, Chair- The bridge project has progressed on schedule to this point. The interaction with the various agencies, such as the Interstate Highway Commission, CDOT, The Corps of Engineers, the BNSF Railroad, etc., has been relatively satisfactory, with their responses to the engineer's submittals predictably slow. The BNSF particularly, has been, and will likely continue to be, the biggest impediment. The 30% plans have been completed and sent to the railroad, which has 14 weeks to respond. So far, they have had no objection to our plans, including using the Morley crossing from time to time to move heavy equipment across to the West side. This permission is crucial, and hopefully it won't change in mid-stream. We have received rough estimates from 4 of the 5 potential contractors we've met with and will be able to send a package to the members shortly with details of the proposed project, including costs. That package will include a ballot, and there will be a special members meeting called on **March 19th, from 9am to 12:30 pm at the La Quinta Inn and Suites** to discuss the project and vote on its continuance.

d. Roads – John Noard, Chair – Road budget remains only 55% of what it was two years ago due primarily to temporary diversion of funds for initial planning costs for the SFTR new bridge project. Road grooming will continue as scheduled but application new road base will be extremely limited. Snow removal will take place after snow has stopped falling and accumulation is six inches or more.

e. Covenants

Monte Beaver, Chair - Nothing to report

f. Finance

Nancy Allred, Chair - A brief discussion was conducted regarding the SFTR Property Owners Association Reviewed Financial Statements for the year ending December 31, 2014 prepared by the CPA firm of Dixon, Waller & Co., INC. All was found to be in complete order by the firm. The January 31, 2016 financial statement and the primary 2016 budget were presented. Due to the printing and mailing expenses of the March Bridge Meeting, it was decided to budget additional funds (\$1500 for a total of \$2500) to the communications Committee. John Sanders also proposed that we increase the budget for Bldg. /Equip. so that upgraded camera equipment could be purchased for the guard shack (\$3000 additional for a total of \$4000). The 2016 Budget was approved with the aforementioned changes. The budget will be added to the Legal Disclosures section of the website.

g. Communications

John Sanders, Chair- New surveillance (camera) system is in work. New system requirements will include Ultra High Definition, day/night capability, ability to clearly read auto license plate while vehicle is in motion, remote access and some remote sites. Top of the line systems are now available at greatly reduced prices compared to even two years ago.

h. Community Preparedness

John Parker, Chair- A security presentation and discussion of recent events regarding home break-ins and property theft on the SFTR is scheduled to follow the upcoming special members meeting on March 19th from 9am to 12:30 pm at the La Quinta Inn and Suites to discuss the bridge project.

6. New business – No new business

7. Next Regular Meeting – April 02, 2016 (remaining 2016 regular meetings are scheduled for June 04, 2016, August 06, 2016 and October 01, 2016) these dates also published on the event calendar on the SFTR web site. All Regular Board Meetings held at the Lazaro Martinez Fire Station, Fox Trail, SFTR at 9am unless otherwise noted.

8. Adjournment

Final Minutes
Santa Fe Trail Ranch POA
SPECIAL Board Meeting: New Bridge
March 19, 2016
Meeting Room La Quinta Inns and Suites, Trinidad, CO

Present:

Bob L Scott, John Sanders, John Noard, Nancy Allred, John Parker, Rick Kinder, Linda Brown, Monte Beaver, Steve Edholm

Guests:

The Special Board Meeting had a very enthusiastic turnout by many interested Santa Fe Trail Ranch property owners.

1. **Call to order**
2. **Proof of notice** – published on SFTR web page
3. **Roll Call, determination of quorum** – quorum achieved
4. **Approval of minutes** – N/A
5. **Committee Reports** – N/A

New Bridge discussion and Vote:

Mr. Jim Davis gave a very detailed, informative discussion regarding the financial progress thus far. Many questions were presented and he answered all clearly and to the point.

Bob L. Scott presented information on numerous aspects of the bridge project and answered questions from the SFTR property owners present. When there were no more questions Bob requested all that had not yet turned in their ballot to please do so.

Nancy Allred asked for four volunteers to count the ballots (Nancy Scott, Elda Harbour, Lanae Rossi, and Carol Smith), instructed them how to perform the count and observed as they proceeded.

Final ballot count: yes 214, no 63.

The bridge replacement project will proceed as proposed. When final loan numbers are negotiated, they will be made available to the Members as soon as possible.

6. **New business** – No New business
7. **Next Regular Meeting** – April 02, 2016, 9am Lazaro Martinez Fire Station, Fox Trail, SFTR
8. **Adjournment**

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
2 April, 2016, 9:00 AM
Lazaro Martinez Station, SFTR

Directors:

Present:

Bob Scott, Nancy Allred, John Parker, Rick Kinder, Linda Brown, Monty Beaver, John Sanders

Absent:

John Noard, Steve Edholm

Guests:

Val Allred, Bets Withington, John & Edie Fielder, Lanai Rossi, Billy Hughes, Vaughn & Joanne Roundy, Marc Wilson

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes from 2 February, 2016 regular meeting.
5. Committee reports

a. Common Area

Linda is still working with Howard for possible grant for pond cleaning. Replaced latches on several trash bins and notified vendor of broken lids.

b. Mitigation

RC Ghormley reported the work on shaded fuel break along Mountain View is almost complete. Noted that the CSFS-administered SFA grant will be closed within two weeks. Gave thanks to many volunteers who contributed to this project.

Updating of the CWPP continues with hope of publishing within two months.

Some maintenance mowing of the Conservancy is planned for summer.

c. Bridge Committee

Bob Scott reported that engineers are continue work with RR to get necessary approvals. Also noted that a 'somewhat convoluted' Tabor notice has been sent to Metro District

voters. Asked everyone to look at recent metro district minutes of April 1 for explanation of notices' wording. Bob provided following summary of those minutes:

“Bob met with Pat Hrbacek from Spencer and Fane (our legal counsel). Bob explained that laypersons will find the ballot wording and dollar amounts confusing and asked about including an explanatory letter with the Tabor notice or mailing out separate letters. Counsel advised against doing so to avoid any appearance of advocacy. Bob asked about the numbers on the document and it was explained that, as a matter of course, and to prevent any possibility of having to re-open the whole process due to a cost overage, the lawyers generally use a multiplier for the ballots to cover the total amount that could be paid out over the life of the loan. The construction cost estimate has not changed, but it is possible that there may be unexpected costs associated with initiating and guaranteeing the loan. However, even including such costs, if they can't be negotiated down, the loan should not exceed 4.3 to 4.4 million. The total cost, including interest, is inflated and would have been safely stated at less, in the opinion of the Metro Board, regardless of what sort of financing arrangements are finalized. On the advice of counsel, the Board decided to leave the dollar amount as it is, since the ballot had previously been certified, rather than changing numbers part way through the process. The other troublesome wording was where the ballot said "District taxes shall be increased \$15,000,000 annually". This in no way means that debt will be increased annually since it actually decreases year to year. As the Board understands it, this is boilerplate language that means the debt will continue for more than a year. The fee assessed will be a onetime fee per lot to be paid in a lump sum or over the length of the loan. There will be no additional fees assessed year to year for the bridge financing.

Bob called Pat to clarify the meaning of all 3 ballot questions. .

Issue 1a: This question allows the Metropolitan District to incur the debt for the funds to complete the bridge project.

Issue 2a: If the Metro assessed Ad Valorem taxes, Issue 2a would exempt the Metro from Tabor's revenue limitations. Again this is boilerplate language. The Metro does not assess taxes.

Issue 3a: When the Metro assesses the property owners for their share of the incurred debt, any excess funds collected would be required to be paid back to the property owners per Tabor. This ballot issue would also exempt the Metro from Tabor's revenue limitations. This is again boilerplate language. **In reality**, all monies assessed to the property owners for the bridge financing debt will be applied to that debt. The Metro Board has no intention of collecting funds other than those necessary to pay back the loan for the bridge project. Therefore, no excess funds will be available to be paid back.”

d. Roads

John Noard absent so no roads report. Mentioned that road work is 'idling along' with limited work due to budget restrictions.

e. Covenants

Nothing reported.

f. Finance

Nancy handed out 'P&L Comparison to Budget' thru March 2016 (see attachment). Note we are doing OK but tight until bridge loan money is available.

Several arrears notices sent out.

Jim Davis is talking to three additional banks that were recommended by legal counsel regarding the bridge loan.

Received \$4230 grazing lease money for 2015 (141 units grazed on SFTR).

g. Communications

John Sanders noted that upgraded guard shack cameras are working. Will be installing additional ultra high definition cameras to capture license plates under almost all circumstances.

h. Community Preparedness

Discussion on ranch security included closing Exit 2. John Parker made a motion to 'Close access at the exit 2 tunnel except for bridge construction access and emergency access'. The Board voted on and passed the motion. Bob will install a locked chain on the gate after a period of notice for the residents that have been using the tunnel.

Noted that Bob Scott, John Sanders and John Parker will be meeting with Sheriff to gather information about gated communities in county. Purpose is to determine if a gate on the new bridge or other security improvements are effective and feasible for SFTR.

6. New business

None.

7. Next meeting is June 4, 2016.

8. Adjourn

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2015

	Total Thru MAR YTD 2016	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2015				
		Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carry forward for Roads & Bridge	11,011	13,793		13,793	(2,782)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: Reserve for Bridge Upgrading	-83,329	-80,000		-80,000	3,329	
Less: Forest Health & Wildfire	0	-27,026		-27,026	(27,026)	
Less: Change in Accounts Receivable	-86,100	-7,253		-7,253	78,847	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	170,859	228,791	0	228,791	(57,932)	
GENERAL EXPENSES						
Grazing Lease	4,230	3,000		3,000	1,230	
Interest (general only)	72	1,000		1,000	(928)	
Finance Charges	627	2,000		2,000	(1,373)	
Conservancy Trust Funds	228	750		750	(522)	Weed Control
Lien Fees	0	650		650	(650)	
Processing Fees	2,660	2,500		2,500	160	Assumes 95 @ \$20
Other	25	0		0	25	NSF Fee
Total CASH	178,701	238,691	0	238,691	(59,990)	
GENERAL EXPENSES						
Admin - Accounting Services	1,800	8,200		8,200	(6,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	388	2,500		2,500	(2,112)	Postage & office supplies
- Insurance	0	6,800		6,800	(6,800)	
- Legal	0	10,000		10,000	(10,000)	
- Property Taxes	441	500		500	(59)	
- Credit Card Fees	738	2,200		2,200	(1,462)	
- Other	599	3,000		3,000	(2,401)	Lien Fees, Income taxes
Total ADMIN	3,967	33,200	0	33,200	-29,233	
Common - Road Work	5,565	153,051		153,051	(147,486)	
- Snow Removal	14,638	26,000		26,000	(11,363)	Any excess to be used where needed
- Bldg/equip	1,226	4,000		4,000	(2,774)	
- Trash Removal	3,360	13,440		13,440	(10,080)	
- Weed Control	203	2,000		2,000	(1,797)	
- Greenlands	0	500		500	(500)	Conservancy Lease
- Utilities	979	2,000		2,000	(1,021)	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	25,970	200,991	0	200,991	-175,021	
Communications	3,207	2,500		2,500	707	March meeting mailing & website costs
Covenant Committee	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	1,000		1,000	(1,000)	
Total COMMITTEE EXPENSE	3,207	4,500	0	4,500	(1,293)	
Total DISBURSEMENTS	33,144	238,691	0	238,691	-205,547	
NET	145,557	0	0	0	145,557	
NET CASH	145,557	0	0	0		NET CASH BUDGET
Cash in Bank						
Checking	6,077	Difference between Net Cash & Cash in Bank = \$21,387 Accounts Payable				
Money Market Account	133,841					
Reserve for Bridge	0					
Reserve for FHWM	27,026					
Total Cash in Bank	166,944					

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
June 4, 2016, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR

Present:

Bob L. Scott, Nancy Allred, John Sanders, John Noard, John Parker, Steve Edholm, Linda Brown, Monte Beaver

Absent:

Rick Kinder

Guests:

Val Allred, Ann Scott, Gene & Elsie Jurajda, Margarita Saunders, Curt Woolf, Bill Nielsen, Sue & Ron Wilson, Gillian & Deane Hart, Todd McBride, RC Ghormley

1. Call to order

2. Proof of notice – published on SFTR web site

3. Roll Call, determination of quorum – quorum achieved

4. Approval of minutes for April 2, 2016 regular meeting – approved

5. Committee Reports

a. Common Area- Linda Brown, Chair- Conservancy: After more times than I care to count of emailing and speaking on the phone with Mr. Hallman of the Greenland's Reserve, we came to the conclusion that the Greenland's are not interested in submitting the GOCO Grant for dredging the ponds. That leaves me at square one again, hoping a fire mitigation grant comes down the pipe that will approve the dredging of the ponds as a vital part of the project. If a grant doesn't come through soon, the ponds will eventually turn to marshland, then to meadows. Dredging will then be a mute point.

Trash: Most of you know that the north side dumpsters had a bear attack and made a superior mess of things. A huge thank you to Steve and Susan Edholm, Tony Riley and anyone else I may not know of that donned their gloves and picked up the garbage. Steve and Susan informed me that the lids were not shut nor latched and because of construction material in the containers, the bags were sticking out. Thus – an easy target for the bear. Larry Brown replaced and/or repaired the latches on the dumpsters at both sides of the ranch. I plan to put yet another reminder on the website Forum with a binocular item showing the pictures that Steve and Susan took. Also, the board has authorized a fifth dumpster at both locations during the summer months to help absorb extra trash/garbage.

b. Forest Health & Wildlife Mitigation - RC Ghormley, Chair- Mitigation to establish a shaded fuel break along Mountain View is complete except for a few hours of cleanups there and along Cottonwood. The CSFS-administered SFA grant that is being used to fund this work will be closed out when these cleanups are complete.

CWPP update work is drawing to a close, with the updated version of the CWPP to be published shortly. Funding for this is coming from the FH/WM committee.

Maintenance mowing in a few areas of the Conservancy is still planned for this summer or fall.

A reminder; Las Animas County is continuing the nearly-perpetual fire ban. A copy of the ban is posted on the website as a binoculars item, thanks to Chuck Austin. As the ban applies to SFTR, no open fires including campfires are allowed.

Aaron Wilson has joined the FH/WM committee.

c. Bridge, Metro and Grazing - Bob L. Scott, Chair- The Board of County Commissioners has approved the amended Service Plan. A letter will be sent out very soon describing total costs and payment options for the bridge project. Maximum vehicle weight and speed have been lowered and annotated on signs at both ends of the current bridge.

d. Roads- John Noard, Chair- Road base is still on hold due to budget constraints. Road grooming will continue as scheduled.

e. Covenants- Monte Beaver, Chair- Nothing to Report.

f. Finance- Nancy Allred, Chair- See Financial Reports on the SFTR web site.

g. Communications- John Sanders, Chair- Nothing to report.

h. Community Preparedness - John Parker, Chair- Nothing to report.

6. New Business – No new business

7. Next Regular Meeting – August 6, 2016. Dates of upcoming Regular POA Board meetings are published on the event calendar on the SFTR web site. All Regular Board Meetings are held at the Lazaro Martinez Fire Station, Fox Trail, SFTR at 9am unless otherwise noted.

8. Adjournment

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
August 6, 2016, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR

Present:

Bob L. Scott, John Sanders, John Noard, Nancy Allred, Steve Edholm, John Parker, Monte Beaver, Rick Kinder, Linda Brown

Guests:

Jeff Smith, Mike Yeargan, Val Allred, Vaughn and Joanne Roundy, Todd McBride, Randy Wichterman, RC Ghormley, Bob Kreiman, William Latham, Bob and Liz Kreiman, Dean and Gillian Hart, Kevin Blake

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of quorum – quorum achieved

4. Approval of minutes of 21 July, 2016 special meeting – approved

5. Committee Reports

a. Common Area - Linda Brown, Chair - Dumpster Security: New hooks have been ordered for the dumpsters. These hooks will be stronger and easier to use (for people, not bears). It remains imperative that deposits into the dumpsters contain only what is supposed to go into them and that the lids are locked down. The last pickup at the Cottonwood site, after the bear had a field day because lids were left unlocked, contained “medical waste”. If one uses syringes it is required that a “sharps container” be utilized. It is the law and incorporates obvious safety issues. Common sense, and pride in and respect for our beautiful community can go a very long way. A recommendation for bigger signs, plus a video camera at the north and south dumpsters, was proposed to the board, but unanimously voted down primarily due to cost as well as that when read and followed, the current signs provide adequate information.

FHWM report – RC Ghormley for the Forest Health and Wildfire Mitigation Committee: Mitigation cleanups along Mountain View are complete. The CSFS-administered SFA grant that is being used to fund this work will be closed out shortly. The FHWM committee would like to encourage all who participated in the grant to follow up with continued maintenance mowing in the mitigated areas to preserve this very desirable fuel break. Mark Loveall and CK Morey advise the best time to mow oak is usually early June just as the new leaves are fully formed, which provides a fairly narrow time window. That seems to be the time when all the energy from roots has gone into making new leaves, but catches the oak before the leaves begin sending energy back into the root system. The New Mexico locust

seems to thrive when mowed; spraying seems to be the best way to eradicate that pesky sticker bush; mowing just seems to make it mad.

Our new CSFS District Forester, Derek Sokoloski, visited SFTR several days ago with Mark Loveall to close out the SFA grant. (<http://csfs.colostate.edu/2016/07/14/new-district-forester-huerfano-las-animas-counties/>)

The updated version of the CWPP will begin the coordination and sign-off cycle in the next month or two. Funding for this is coming from the FH/WM committee.

Maintenance mowing in a few areas of the Conservancy is still planned for this fall, pending receipt of reimbursement dollars from the SFA grant.

The Las Animas county FIRE BAN continues (see the SFTR website binoculars item).

b. Bridge - Bob L. Scott, chair - Revised weight limits: An engineering study on numerous aspects of the current bridge has been completed and recommends lowering maximum limits of vehicles utilizing the bridge. New weight limit signs were quickly ordered and are now posted. The alternate access to the SFTR for vehicles that exceed the weight limits will be through the tunnel at exit 2. Temporary blockage has been removed and a chain to the gate has a simple catch installed. Please secure the gate following each use to prevent cattle from wandering out.

The bridge loan has been closed and the new bridge is fully funded.

c. Grazing – Bob L. Scott, chair- The board had a discussion on the grazing of cattle on the SFTR. Any action was tabled until the next regular board meeting following a review of the current lease agreement and the results of a discussion with county tax authorities regarding any possible changes to our property tax status if the SFTR discontinued the cattle grazing following the expiration of current lease in 2018.

A request for a private cattle guard on south Mountain View was presented to the board. The request was unanimously voted down.

d. Roads – John Noard, chair- Road funding has been increased allowing Timber Ridge and Alpine Meadow to receive road base attention soon. Culvert repair/replacement continues.

e. Covenants – Monte Beaver, chair- Rental of property to non-residents for camping, hunting or other reasons: Discussed by the board and tabled after the Covenants committee was asked to meet and propose a possible covenants change/addition at the next regular board meeting.

f. Finance – Nancy Allred, chair- The Year-To-Date P&L Comparison to Budget was discussed and approved by the board. **See Attachment 1**

6. Other business- Reminder; if you need to report a fire, CALL 911 FIRST! Answer all questions and give as much detail as possible. This will get the firefighter response rolling as quickly as possible.

7. New business- Annual POA meeting and next regular board meeting will be October 01, 2016 at the La Quinta conference room at NOON.

8. Adjournment

Attachment 1	Total Thru July YTD 2016	Santa Fe Trail Ranch POA YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2016				
		Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	11,011	13,793		13,793	(2,782)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: Reserve for Bridge Upgrading	-135,150	-80,000		-80,000	55,150	
Less: Forest Health & Wildfire	-22,975	-27,026		-27,026	(4,051)	
Less: Change in Accounts Receivable	-29,891	-7,253		-7,253	22,438	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	152,472	228,791	0	228,791	(76,319)	
Grazing Lease	4,230	3,000		3,000	1,230	
Interest (general only)	231	1,000		1,000	(769)	
Finance Charges	981	2,000		2,000	(1,019)	
Conservancy Trust Funds	228	750		750	(522)	Weed Control
Lien Fees	175	650		650	(475)	
Processing Fees	2,880	2,500		2,500	180	Assumes 95 @ \$20
2016 Mitigation Grant	40,000	0		0	40,000	
Other	25	0		0	25	NSF Fee
Total CASH	201,022	238,691	0	238,691	(37,669)	
GENERAL EXPENSES						
Admin - Accounting Services	4,200	8,200		8,200	(4,000)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	847	2,500		2,500	(1,653)	Postage & office supplies
- Insurance	0	6,800		6,800	(6,800)	
- Legal	975	10,000		10,000	(9,025)	
- Property Taxes	441	500		500	(59)	
- Credit Card Fees	1,247	2,200		2,200	(953)	
- Other	1,338	3,000		3,000	(1,662)	Lien Fees, Income taxes
Total ADMIN	8,948	33,200	0	33,200	-24,351	
Common - Road Work	50,739	153,051		153,051	(102,312)	
- Snow Removal	15,133	26,000		26,000	(10,868)	Any excess to be used where needed
- Bridge/Equip	1,313	4,000		4,000	(2,687)	
- Trash Removal	8,120	13,440		13,440	(5,320)	
- Weed Control	203	2,000		2,000	(1,797)	
- Greenlands	500	500		500	0	Conservancy Lease
- Utilities	1,794	2,000		2,000	(206)	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	77,802	200,991	0	200,991	-123,189	
Communications	3,324	2,500		2,500	824	March meeting mailing & website costs
Covenant Committee	0	1,000		1,000	(1,000)	
2016 Mitigation Grant	40,000	0		0	40,000	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	80	1,000		1,000	(920)	
Total COMMITTEE EXPENSE	43,404	4,500	0	4,500	38,904	
Total DISBURSEMENTS	130,054	238,691	0	238,691	-108,637	
NET	70,968	0	0	0	70,968	
NET CASH	70,968	0	0	0	70,968	NET CASH BUDGET

Cash in Bank					
Checking	39,171				
Money Market Account	23,970				
Reserve for Bridge	0				
Reserve for FHWM	8,776				
Total Cash in Bank	71,917				
Total Accounts Receivable	38,340				

Difference between Cash in Bank & Net Cash = \$948.70

Accounts Payable

Final Minutes
Santa Fe Trail Ranch Property Owners Association
Annual Meeting
La Quinta Inn and Suites, Trinidad Colorado
October 1, 2016

Present:

Bob L. Scott, John Sanders, John Noard, Nancy Allred, Monte Beaver, Rick Kinder, Linda Brown, Steve Edholm

Guests:

Sixty two Property Owners signed the attendance sheet for a very nice turnout. Thank you all for participating.

- 1. Call to order**
- 2. Proof of notice** – published on the SFTR website
- 3. Roll Call, determination of quorum** – quorum achieved
- 4. Approval of minutes of August 6, 2016 regular meeting** – approved
- 5. Committee Reports**

a. **Common Area** – **Linda Brown, Chair** –Dumpsters: Everyone is aware that we recently added an extra dumpster to each location. The new containers are a different style than our original ones, and it seems the lids are a bit more flimsy than the older ones, giving the bear’s easier access by just pulling the side of the lid up and grabbing the top bags. I have been in contact with Twin Enviro and they are more than willing to exchange out the recently acquired ones with the older style – but they have to find a source for them, as they no longer have the heavier built dumpsters in stock.

Conservancy: Maintenance mowing in the conservancy is planned for this fall – details are referenced in RC’s Fire Mitigation Report. At the risk of sounding like a broken record, yes, the cattail/pond issue is still on-going. I’ve been following several new leads on grant monies, but because of our unique situation as a community, we couldn’t qualify for their programs. This has been the predicament all along. It seems our only option at this time is to include the ponds in the next Federal Forest Health Grant that we apply for, contingent upon the POA being in a position to appropriate the matching funds.

FHWM report – **RC Ghormley, Chair** -The State Fire Assistance grant work concluded early this summer. Total reimbursement to SFTR was \$67,617, with 123 acres being mitigated. This reimbursement was only possible because of matching work (1657 hours!) and expenditures on the part of SFTR residents, and their willingness to log hours and allow the use of receipts. Most of the fuel reduction work was done along Mountain View, with significant efforts also on Tall Timber Trace and Cottonwood Cyn. Many thanks to all who cooperated and helped to establish this fuel break.

Maintenance mowing by owners on mitigated lots is highly encouraged, not only for looks but to continue to keep the fuel loading low and thus safer for emergency egress and fire fighting vehicle ingress. Available resources on the ranch include MP Forestry (Marty Pachelli), T-Rox (Roxanne Briggs), and John Noard. The POA also owns a chipper which is available for rent.

Maintenance mowing in the conservancy is planned for this fall. Cottonwood Canyon fuel reduction as a volunteer effort will continue in early 2017.

The Community Wildfire Preparedness Plan is being updated and will be published later this year, using Forest Health committee funds.

Future grants: There are no pending grant applications. If there are those who wish to help write and administer future grants, please contact anyone on the Forest Health committee.

Forest Health and Wildfire Mitigation committee members: Michelle Blake, Jeff Smith, Ernie Parker, Tony Riley, Steve Edholm, Linda Brown, John Noard, Aaron Wilson, RC Ghormley (Chair), Greg Beaumont.

b. **Bridge – Bob L. Scott – Chair** – Schedule has slipped just a little, due to complications with the railroad, but will have no real effect on the project. Contractor bidding will be complete in December, 2016 and the contract should be awarded in January, 2017. Construction on the bridge should begin in April, 2017 and completed in October, 2017.

c. **Grazing – Bob L. Scott – Chair** – The current grazing contract is up after the 2017 season. A new contract will be awarded then for probably five years. Current cattle on the ranch should start to be “rounded up” in three to four weeks.

d. **Roads – John Noard – Chair** – Following full funding of the new bridge project (reported in the August 6, 2016 regular meeting final minutes) the road committee budget has been re-funded and road base application has been in progress for the past several weeks. Regular road grooming will begin again soon followed by further road base applications.

e. **Communications – John Sanders – Chair** – Nothing to report

f. **Community Preparedness – Open Chair, ballot results pending** – Nothing to report

g. **Covenants – Monte Beaver – Chair** – The committee met to discuss the recent listing on Craig’s List by a ranch land owner for hunting privileges on the ranch.

We feel that at this time the committee does not need to address the situation or to add a new covenant. The present covenants do address this as each landowner is responsible for the hunting on the ranch. Each landowner has the responsibility to be sure anyone hunting here is aware of all the landowner’s property lines. This is so the hunters can be able to follow the state guidelines of hunting so as to not hunt without the landowner’s consent.

A check with the present covenants seems to address this issue and the committee suggests that all owners/new owners read the covenants.

h. **Finance** – **Nancy Allred – Chair** – See attachment for financial statement.

6. **Metro** – **Bob L. Scott** – Bob presented a Metro video for about twenty minutes showing many of the problems our water system continues to experience. Most of the problems are caused by how the system was installed and over time how rocks have punctured water lines. Many pictures of the “ditch rat” crew working the problems were shown and enjoyed by the annual meeting audience. All leaks are corrected with new up to date materials and the hole is filled with a thick layer of sand to protect the new parts prior to any rock material being added to complete filling the hole.

7. **Ballot results** - Linda Brown (149 votes) and John Noard (141 votes) have been re-elected to the board and Todd McBride (144 votes) has been elected the newest member of the Santa Fe Trail Ranch Property owners association. Nancy Scott received (1) write- in vote.

8. **New Business:** - No new business

9. **Adjournment**

ATTACHMENT:

**Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2016**

	Total Thru Sept. YTD 2016	Original	Adjust	Revised	Over	
		Budget	Budget	Budget	(Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	11,011	13,793		13,793	(2,782)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: change in A/R for Bridge Engineering	240,803	0	150,000	0	(240,803)	
Less: Reserve for Bridge Upgrading	-10,200	-80,000		-80,000	(69,800)	Oversight Expenses & Fees
Less: Forest Health & Wildfire	0	-27,026		-27,026	(27,026)	
Less: Change in P.O. Accounts Receivable	-24,072	-7,253		-7,253	16,819	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	546,819	228,791	150,000	228,791	318,028	
GENERAL EXPENSES						
Grazing Lease	4,230	3,000		3,000	1,230	
Interest (general only)	327	1,000		1,000	(673)	
Finance Charges	1,136	2,000		2,000	(864)	
Conservancy Trust Funds	228	750		750	(522)	Weed Control
Lien Fees	175	650		650	(475)	
Processing Fees	2,690	2,500		2,500	190	Assumes 95 @ \$20
2016 Mitigation Grant	67,617	0		0	67,617	Not Budgeted
Other	175	0		0	175	NSF Fee & Chipper rental - Not Budgeted
Total CASH	623,397	238,691	150,000	238,691	384,706	
GENERAL EXPENSES						
Admin - Accounting Services	5,400	8,200		8,200	(2,800)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,349	2,500		2,500	(1,151)	Postage & office supplies
- Insurance	0	6,800		6,800	(6,800)	Renews in October
- Legal	1,360	10,000		10,000	(8,640)	
- Property Taxes	441	500		500	(59)	
- Credit Card Fees	8,172	2,200		2,200	5,972	Includes credit card fees for bridge pre-payment
- Other	1,797	3,000		3,000	(1,203)	Lien Fees, Income taxes
Total ADMIN	18,520	33,200	0	33,200	(14,680)	
Common - Road Work	140,932	153,051	150,000	303,051	(162,119)	
- Snow Removal	15,133	26,000		26,000	(10,868)	Any excess to be used where needed
- Bldg/equip	1,313	4,000		4,000	(2,687)	
- Trash Removal	10,920	13,440		13,440	(2,520)	
- Weed Control	203	2,000		2,000	(1,797)	
- Greenlands	500	500		500	0	Conservancy Lease
- Utilities	2,119	2,000		2,000	119	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	171,120	200,991	150,000	350,991	-179,871	
Communications	3,656	2,500		2,500	1,156	March meeting mailing & website costs
Covenant Committee	0	1,000		1,000	(1,000)	
2016 Mitigation Grant	62,975	0		0	62,975	Not Budgeted
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	80	1,000		1,000	(920)	
Total COMMITTEE EXPENSE	66,711	4,500	0	4,500	62,211	
Total DISBURSEMENTS	256,350	238,691	150,000	388,691	-132,341	
NET	367,046	0	0	-150,000	517,046	
NET CASH	367,046	0	0	-150,000		NET CASH BUDGET
Cash in Bank						
Checking	7,400					
Money Market Account	346,228					
Reserve for Bridge	0					
Reserve for FHWM	13,418					
Total Cash in Bank	367,046					
Total Accounts Receivable	32,907					

Final Minutes

Santa Fe Trail Ranch

Regular Board Meeting

October 1, 2016 (immediately following Annual Meeting)

La Quinta Inn and Suites, Trinidad CO

Present:

Bob L. Scott, John Sanders, John Noard, Nancy Allred, Linda Brown, Steve Edholm, Monte Beaver, Rick Kinder, Todd McBride

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of quorum – quorum achieved

a. Election of officers:

President and Bridge and Grazing Chair: Bob L. Scott

1st Vice President and Communications Chair: John Sanders

2nd Vice President and Roads Chair: John Noard

Treasurer: Nancy Allred

Secretary: Steve Edholm

Common Area Chair: Linda Brown

Covenant Chair: Monte Beaver

Community Preparedness Chair: Todd McBride

Rick Kinder

b. Regular meeting date schedule:

December 3, 2016

February 4, 2017

April 1, 2017

June 3, 2017

August 5, 2017

October 7, 2017 (immediately following Annual Meeting on same date)

c. New Business: No new business

d. Adjournment

Final Minutes

Santa Fe Trail Ranch

Regular Board Meeting

December 3, 2016, 9AM

Lazaro Martinez Fire Station, Fox Trail, SFTR

Present:

Bob L. Scott, John Sanders, John Noard, Nancy Allred, Linda Brown, Steve Edholm, Monte Beaver, Rick Kinder, Todd McBride

Guests:

Val Allred, RC Ghormley, Steve Wagner, Jeff Smith, Billy Hughes, Denise Wichterman, Randy Wichterman, Shelly Bowles, Gillian Hart, Deane Hart

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of quorum – quorum achieved

4. Approval of minutes for October 1, 2016 regular meeting – approved

5. Committee Reports

a. Common Area – Linda Brown, Chair – Looking into number of dumpsters required for winter and summer. Also, overall cost of adding and subtracting units compared to leaving five dumpsters at both south and north locations.

b. Forest Health and Wildfire Mitigation – RC Ghormley, Chair: “Maintenance mowing in the upper conservancy near Tall Oaks and further SW was completed this fall, using POA/FHWM committee bucks. As always, maintenance mowing by owners on mitigated lots is highly encouraged, not only for looks but to continue to keep the fuel loading low and thus safer for emergency egress and fire fighting vehicle ingress. Available resources on the ranch include MP Forestry (Marty Pachelli), T-Rox (Roxanne Briggs), and John Noard. The POA also owns a chipper which is available for rent.

Cottonwood Canyon fuel reduction as a volunteer effort will continue in early 2017, under the astute leadership of Group Captain Dye.

Future grants: There are no pending grant applications. If there are those who wish to help write and administer future grants, please contact anyone on the Forest Health committee.

Committee members: Michelle Blake, Jeff Smith, Ernie Parker, Tony Riley, Steve Edholm, Linda Brown, John Noard, Aaron Wilson, RC Ghormley, Greg Beaumont.”

c. Bridge – Bob L. Scott, Chair – Final Approval Phase of the new bridge project is nearly complete with two remaining topics still to be finalized with BNSF railroad. These remaining “legal” considerations should be complete very soon and should not interfere with planned project dates.

d. Roads – John Noard, Chair – New road base application is complete for this year. Just over seven miles of road were completed. All ranch roads that have residents living there now have road base on them.

Road base plans for 2017 include a new application on Mountain View and Little Bear that have not seen road base for many years.

The ranch now has a new/different road grader. This grader has two blades on it which should allow it to clean snow from roads in one pass.

e. Covenants: - Monty Beaver, Chair – No new funding for 2017 is expected to be required.

At the request of POA President Scott, the Covenants Committee will discuss possible building types and construction materials/methods that should not be permitted on the SFTR.

f. Finance: - Nancy Allred, Chair – Eleven (11) property liens were filed on December 1, 2016. No increase in dues for 2017. A preliminary 2017 budget was presented. Approximately \$165,000 will be set aside to cover any out-of-scope bridge expenses. Once the cash balance as of 12/31/2017 is determined, the 2017 budget will be finalized.

See Budget report: **Attachment 1**

g. Communication: - John Sanders, Chair - Nothing to report

h. Community Preparedness: - Todd McBride, Chair – Nothing to report

6. New business – No New business

7. Next Regular Meeting – February 4, 2017, 9am, Lazaro Martinez Fire Station, Fox Trail, SFTR

8. Adjournment

Attachment 1

		Santa Fe Trail Ranch POA YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2016				
	Total Thru Nov YTD 2016	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	11,011	13,793		13,793	(2,782)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: change in A/R for Bridge Engineering	240,803	0	150,000	150,000	(90,803)	
Less: Reserve for Bridge Upgrading	-60,584	-80,000		-80,000	(19,416)	Oversight Expenses, Fees & Cost Over Runs
Less: Forest Health & Wildfire	-5,000	-27,026		-27,026	(22,026)	
Less: Change in P.O. Accounts Receivable	-2,019	-7,253		-7,253	(5,234)	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	513,488	228,791	150,000	378,791	134,697	
GENERAL EXPENSES						
Grazing Lease	4,230	3,000		3,000	1,230	
Interest (general only)	659	1,000		1,000	(341)	
Finance Charges	1,564	2,000		2,000	(436)	
Conservancy Trust Funds	228	750		750	(522)	Weed Control
Lien Fees	425	650		650	(225)	
Processing Fees	2,671	2,500		2,500	171	Assumes 95 @ \$20
2016 Mitigation Grant	67,617	0		0	67,617	Not Budgeted
Other	175	0		0	175	NSF Fee & Chipper rental - Not Budgeted
Total CASH	591,066	238,691	150,000	388,691	202,365	
GENERAL EXPENSES						
Admin - Accounting Services	7,600	8,200		8,200	(600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,495	2,500		2,500	(1,005)	Postage & office supplies
- Insurance	6,812	6,800		6,800	12	Renews in October
- Legal	1,360	10,000		10,000	(8,640)	
- Property Taxes	441	500		500	(59)	
- Credit Card Fees	8,225	2,200		2,200	6,025	Includes credit card fees for bridge pre-payment
- Other	2,144	3,000		3,000	(856)	Lien Fees, income taxes
Total ADMIN	28,077	33,200	0	33,200	(5,123)	
Common - Road Work	231,578	153,051	135,000	288,051	(56,473)	
- Snow Removal	15,133	26,000	15,000	41,000	(25,868)	Any excess to be used where needed
- Bldg/Equip	1,313	4,000		4,000	(2,687)	
- Trash Removal	13,720	13,440		13,440	280	
- Weed Control	203	2,000		2,000	(1,797)	
- Greenlands	500	500		500	0	Conservancy Lease
- Utilities	2,451	2,000		2,000	451	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	264,898	200,991	150,000	350,991	-86,093	
Communications	3,817	2,500		2,500	1,317	March meeting mailing & website costs
Covenant Committee	0	1,000		1,000	(1,000)	
2016 Mitigation Grant	62,975	0		0	62,975	Not Budgeted
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	80	1,000		1,000	(920)	
Total COMMITTEE EXPENSE	66,872	4,500	0	4,500	62,372	
Total DISBURSEMENTS	359,846	238,691	150,000	388,691	-28,845	
NET	231,210	0	0	0	231,210	
NET CASH	231,210	0	0	0	NET CASH BUDGET	
Cash in Bank						
Checking	7,000	Difference between Net Cash & Total Cash in the Bank = \$2,041 Accounts Payable				
Money Market Account	217,833					
Reserve for Bridge	0					
Reserve for FHWM	8,418					
Total Cash in Bank	233,251					
Total Accounts Receivable	11,186					

