

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
February 4, 2017, 9:00 AM
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:

Lisle Modica, Ernie Parker, Brian Dykes, Denise Davis, Billy and Marilyn Hughes, Val Allred, Vaughn Roundy, Gillian Hart, Bill Falin, Tanya Falin, Ryan Dornan, Genette Bravo

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of Quorum – Quorum achieved

4. Approval of Minutes December 3, 2016 Regular Board Meeting – Minutes Approved

5. Committee Reports

a. Common Area – Linda Brown, Chair – “At the last meeting it was requested that I look into the number of dumpsters needed in the winter months as opposed to the summer months when the number of visiting property owners increases.

Since the last meeting in early December, I monitored the amount of trash in each of the five dumpsters and found that they were all full, or nearly full, on the days before scheduled pick-up. I respectfully recommend that we keep the five dumpsters for the entire year.

Broken latches and/or cables will be repaired and/or replaced before bear season this spring. I see no benefit in doing that now, as they will only be broken several times in the interim when being emptied.” The POA board approved the recommendation.

FHWM report – RC Ghormley for the Forest Health and Wildfire Mitigation Committee: “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 begin as soon as snow conditions permit, as determined by the Fearless Bob Dye, supervising.

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.

The subject of open burning and campfires has surfaced recently. The current LA County fire ban (see SFTR website binocular item 4/4/2016 for complete text of the ban) forbids campfires and other outdoor ignition sources. Note that the language of the fire ban does not allow for a waiver or permit

for campfires. Additionally, to burn vegetative waste (slash, trimmings, etc.), a Controlled Burn Permit must be obtained. In the past, the FPPFD Fire Chief has asked for the POA concurrence before issuing such a permit for any SFTR resident. In view of the easily accessible alternatives for slash disposal, (mulching, burying, chipping, or hauling to the landfill), and the prevailing long-term dry conditions and concomitant fire danger, the FHWM committee recommends the POA adopt a position of not supporting the issuance of any Controlled Burn Permits on SFTR until prevailing drought or near-drought conditions improve significantly. This stance would put the SFTR POA board in alignment with the signage near the mailboxes prohibiting open fires.”

For the Forest Health and Wildfire Mitigation Committee, RC Ghormley – Chair.

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, Greg Beaumont
From the SFTR covenants, in place now:

5.17 Fires. All Owners shall, at all times, take reasonable precautions against fire. No “open ground” or “above ground” fire shall be permitted on any lot or on the Common Area unless same (5.17.1) is entirely contained within a below ground fire pit for camping or cooking; (5.17.2) is within a grill or barbecue; (5.17.3) is at all times attended or: (5.17.4) is acknowledged and official permit obtained from the sheriff, and supervised by the fire department. The forgoing shall not apply to fireplaces with a structure, but all chimneys shall be equipped with appropriate spark controls. All burning of any nature, shall comply with state and local laws, rules and regulation

The board agreed to adopt the FHWM no burn recommendation.

b. Bridge – Bob L. Scott, Chair – The pre-bid meeting has been completed which included **seven** different construction companies. The selected bid should be awarded by the end of the week of February 6, 2017.

Complicated meetings continue with the BNSF Railroad and easement and environmental considerations.

Discussion was presented to the POA board regarding the very high cost of including electrical conduit for future surveillance system use in the bridge contract. The POA board voted to remove that cost and to continue the current updated surveillance system and adapt it to the new bridge at a later date.

NOTE: The Northbound lanes of I-25 will be closed between mile marker 6 and 8 from approximately April to July, 2017 for State Highway work to remove rock/soil from the east side of the interstate. The southbound lanes will handle both north and south traffic during this closure. Leaving the SFTR it will be necessary to go south to mile marker 2 and follow signage to go north until mile marker 8. This is NOT part of the bridge construction project!

c. Roads – John Noard, Chair – Two good snow storms were handled with only one snow plow due to mechanical problems with the second plow. It did take a bit longer than normal to complete the plowing but it was handled safely and professionally. Both plows will hopefully be ready for the next storm.

Exit 2 is being addressed to handle all heavy equipment, due to bridge weight limitations, with additional culvert installation and road base.

Road maintenance will continue between snow storms.

If property owners have put slash, trimmings or other debris in the ditches adjacent to their property, it is their responsibility to remove it. If this is not taken care of in a timely manner, the ditches will be cleaned and the property owner will receive a bill for the work required.

d. Covenants – Monte Beaver, Chair – Inoperable vehicles on lots was discussed and compared with how the covenants (5.11) address the topic. Lot owners have been/will be contacted to address the situation.

e. Finance – Nancy Allred, Chair – The budget for 2017 was approved by the POA board. See year to date comparison in **Attachment 1**.

f. Communications – John Sanders, Chair – Nothing to report

g. Community Preparedness – Todd McBride, Chair – An update to the SFTR welcome packet is being addressed by the committee. Any ideas for the packet and the program itself can be discussed with and appreciated by Tod McBride and the Community Preparedness committee.

6. New Business – The owners of the cattle that we have on the SFTR during the spring, summer and fall months have indicated that they will continue this contract.

The fire danger sign on the SFTR is in need of repair/update. Tom McBride will take charge of this program.

7. Next Regular POA Board Meeting; April 1, 2017

8. Adjournment

Attachment 1

		Santa Fe Trail Ranch POA YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2017				
	Total Thru Jan YTD 2017	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	209,411	209,411		209,411	(0)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: Reserve for Bridge Upgrading	-3,649	-160,000		-160,000	(156,351)	Oversight Expenses, Fees & Cost Over Runs
Less: Forest Health & Wildfire	0	-8,418		-8,418	(8,418)	
Less: Change in P.O. Accounts Receivable	-120,556	-7,253		-7,253	113,303	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	414,483	363,018	0	363,018	51,465	
Grazing Lease	0	4,000		4,000	(4,000)	
Interest (general only)	93	800		800	(707)	
Finance Charges	0	1,600		1,600	(1,600)	
Conservancy Trust Funds	0	300		300	(300)	Weed Control
Lien Fees	0	350		350	(350)	
Processing Fees	2,260	2,500		2,500	(240)	Assumes 95 @ \$20
Other	0	0		0	0	NSF Fee & Chipper rental - Not Budgeted
Total CASH	416,836	372,568	0	372,568	44,268	
GENERAL EXPENSES						
Admin - Accounting Services	600	8,200		8,200	(7,600)	Accounting = \$800/month, Annual CPA review = \$1000
- Supplies	34	2,500		2,500	(2,466)	Postage & office supplies
- Insurance	0	7,000		7,000	(7,000)	Renews in October
- Oversight Fees & Expenses	1,144	15,000		15,000		
- Legal	0	25,000		25,000	(25,000)	
- Property Taxes	0	500		500	(500)	
- Credit Card Fees	139	2,200		2,200	(2,061)	
- Other	20	3,000		3,000	(2,980)	Lien Fees, Income taxes
Total ADMIN	1,938	63,400	0	63,400	(47,608)	
Common - Road Work	-589	230,368		230,368	(230,957)	
- Snow Removal	0	26,000		26,000	(26,000)	Any excess to be used where needed
- Bid/Equip	56	25,000		25,000	(24,944)	
- Trash Removal	1,400	16,800		16,800	(15,400)	
- Weed Control	0	1,000		1,000	(1,000)	
- Greenlands	0	500		500	(500)	Conservancy Lease
- Utilities	153	2,500		2,500	(2,347)	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	1,020	302,168	0	302,168	-301,148	
Communications	45	1,000		1,000	(955)	
Covenant Committee	0	500		500	(500)	
Forest Health & Wildfire Mitigation	0	5,000		0	0	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	500		500	(500)	
Total COMMITTEE EXPENSE	45	7,000	0	7,000	(1,955)	
Total DISBURSEMENTS	3,002	372,568	0	352,568	-350,710	
NET	413,834	0	0	20,000	394,878	
NET CASH	413,834	0	0	20,000		NET CASH BUDGET
Cash in Bank						
Checking	3,902					Difference between Net Cash & Total Cash in the Bank = 0
Money Market Account	396,513					
Reserve for Bridge	0					
Reserve for FHWM	13,418					
Total Cash in Bank	413,834					
Total Accounts Receivable	130,667					

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
April 01, 2017, 9:00 AM
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:

Ann Scott, RC Ghormley, Shannon Youngquist, Marilyn and Billy Hughes, Gillian and Dean Hart, Deb Roberts, Marilyn Callaway, Val Allred

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of Quorum – Quorum achieved

4. Approval of Minutes February 4, 2017 Regular Board Meeting – Minutes approved

5. Committee Reports

a. Common Area – Linda Brown, Chair – “Due to the bridge construction beginning this month, and the crews needing parking within close proximity to the bridge, this committee was requested to move the Guest Parking sign from the north side of the bulletin board to the south side. This was done on Friday March 31, 2017 with the help of Larry Brown’s tractor.

Corey Davis has generously offered some volunteer hours with his excavator to begin removing some of the cattails in the Fox Trail pond. Obviously he won’t be able to get all of them, and we don’t want to, but he feels he can get a good amount of them and make the pond aesthetically pleasing again. In addition, Larry Brown has offered to use his backhoe to cart the debris out of the conservancy to designated dump spots. I’ve received another offer of help from a volunteer, as well, to hasten the clean-up. Work on that project will begin after the red-winged black birds have completed their fledging of the young ones, and when Corey is in-between his jobs.”

FHWM report - RC Ghormley for the Forest Health and Wildlife Mitigation Committee: “As mentioned at the last POA meeting, maintenance mowing by owners on the mitigated lots is highly encouraged, not only for looks but to continue to keep the fuel loading low. Mowing oak when the new leaves are first fully formed seems to be an effective method of reducing regrowth. This usually happens at SFTR in the first week or two of June. 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 (Year Three), as a volunteer effort led by the indomitable Group Captain Dye, was completed a few weeks ago. Thanks to the more than 30 volunteers that provided the muscle. And thanks to those from the Women's Group and others, coordinated by Lanae Rossi, who provided snacks (more like breakfast) to the group each morning. Bob Dye believes one more year will complete the project. Thanks to all who participated. Great fun!

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.

Tony Riley is in the final stages of getting the update to the Community Wildfire Preparedness Plan completed and approved. Thanks for making this happen, Tony!"

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

For the Forest Health and Wildfire Mitigation Committee,
RC Ghormley, Chair

b. Roads – John Noard, Chair – Continued road grooming and snow removal as required. We installed three new culverts since last regular board meeting.

c. Covenants – Monte Beaver, Chair – The covenant committee held a meeting on March 9, 2017. Those present were Monte Beaver (chair), John Sanders, Rick Kinder, RC Ghormley and Sharon Beaver to take notes. Numerous topics were discussed at that meeting and this POA regular board meeting including; (1) property owners asking to construct "Yurts" and if they would meet building code requirements and covenant restrictions, (2) bed and breakfasts operating on the ranch and how covenant (5.1) addresses the issue of not allowing any business which would draw people from the general public onto the ranch. There are currently three property owners attempting to run B&Bs; they have been sent certified letters regarding covenant violation of same, (3) covenant wording regarding open fires (5.17) on the ranch, (4) loose dogs, not under owner's control, chasing wildlife, (5) off-road vehicles in the conservancy area on the ranch to mention a few.

d. Finance – Nancy Allred, Chair – The SFTR is in great fiscal shape! We will split the "total cash in bank" dollars into two separate banks to ensure all amounts are insured in the case of bank failure. See year to date comparison in **Attachment 1**.

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

f. Community Preparedness – Todd McBride, Chair – Todd is gathering and adding members to the Community Preparedness committee. He will schedule and hold a meeting in the very near future to discuss a list of subjects.

g. Bridge – Bob L. Scott – The required bird netting is in place on the underside of the current bridge. This needed to be installed prior to any construction. The BNSF railroad has yet to sign the construction agreement. This has to be signed before construction can begin and should be completed very soon.

As bridge construction begins, here is a list of construction agreement \$ figures:

Temporary railroad crossing	\$120,000
BNSF flagging	\$122,262
BNSF Inspector	\$96,000
BNSF project costs to date	\$338,262
Wilson and Co construction estimate	\$3,016,734
Lawrence Construction bid	\$2,172,000
Difference	\$844,734
Less BNSF costs from above	\$338,262
Reserve for non-budgeted costs	\$506,472

6. New Business – No new business

7. Next Regular POA Board Meeting - June 03, 2017, 9:00AM at the 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) - 2017				
	Total Thru March YTD 2017	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	209,411	209,411		209,411	(0)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: Reserve for Bridge Upgrading	-3,649	-160,000		-160,000	(156,351)	Oversight Expenses, Fees & Cost Over Runs
Less: Forest Health & Wildfire	0	-8,418		-8,418	(8,418)	
Less: Change in P.O. Accounts Receivable	-81,689	-7,253		-7,253	74,436	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	453,350	363,018	0	363,018	90,332	
Grazing Lease	0	4,000		4,000	(4,000)	
Interest (general only)	223	800		800	(577)	
Finance Charges	464	1,600		1,600	(1,136)	
Conservancy Trust Funds	0	300		300	(300)	Weed Control
Lien Fees	0	350		350	(350)	
Processing Fees	2,540	2,500		2,500	40	Assumes 95 @ \$20
Other	650	0		0	650	NSF Fee & Chipper rental - Not Budgeted
Total CASH	457,227	372,568	0	372,568	84,659	
GENERAL EXPENSES						
Admin - Accounting Services	1,800	8,200		8,200	(6,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	97	2,500		2,500	(2,403)	Postage & office supplies
- Insurance	0	7,000		7,000	(7,000)	Renews in October
- Oversight Fees & Expenses	4,572	15,000		15,000	(10,428)	
- Legal	0	25,000		25,000	(25,000)	
- Property Taxes	469	500		500	(31)	
- Credit Card Fees	842	2,200		2,200	(1,358)	
- Other	204	3,000		3,000	(2,796)	Lien Fees, Income taxes
Total ADMIN	7,984	63,400	0	63,400	(55,416)	
Common - Road Work	18,979	230,368		230,368	(211,389)	
- Snow Removal	8,400	26,000		26,000	(17,600)	Any excess to be used where needed
- Bldg/Equip	56	25,000		25,000	(24,944)	
- Trash Removal	4,200	16,800		16,800	(12,600)	
- Weed Control	0	1,000		1,000	(1,000)	
- Greenlands	0	500		500	(500)	Conservancy Lease
- Utilities	766	2,500		2,500	(1,734)	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	32,401	302,168	0	302,168	-269,767	
Communications	45	1,000		1,000	(955)	
Covenant Committee	0	500		500	(500)	
Forest Health & Wildfire Mitigation	0	5,000		5,000	(5,000)	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	500		500	(500)	
Total COMMITTEE EXPENSE	45	7,000	0	7,000	(6,955)	
Total DISBURSEMENTS	40,430	372,568	0	372,568	-332,138	
NET	416,797	0	0	0	416,797	
NET CASH	416,797	0	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	2,361	Difference between Net Cash & Total Cash in the Bank = 0				
Money Market Account	401,018					
Reserve for Bridge	0					
Reserve for FHWM	13,418					
Total Cash in Bank	416,797					
Total Accounts Receivable	91,652					

Final Minutes
Santa Fe Trail Ranch POA
Special Board Meeting
May 6, 2017, 8:00 AM
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:

Ernie Parker, Sharon Sorenson, Elsie and Gene Jurajda, Tanya Falin, Ron Wilson, Jill Wilson, Joe Modica, Sue Downs, George Sisson, Maureen Latham, William Latham, Shannon Youngquist, Mary Ghormley, RC Ghormley, Dave Skogberg, Vaughn Roundy

- 1. Call to order**
- 2. Proof of notice** – Posted on the SFTR website
- 3. Roll Call, determination of Quorum** – Quorum achieved
- 4. Approval of Minutes April 1, 2017 Regular Board Meeting** – Minutes approved

Reason for Special POA board meeting:

A Special POA Board meeting was called by Bob L. Scott for May 6, 2017 at 8:00 AM at the Lazaro Martinez Fire Station, Fox Trail, SFTR, to discuss and achieve approval of the board regarding five (5) proposed Covenant changes affecting: 5.1 (Permitted Structures), 5.1.2 (Business use prohibited), 5.1.2.1 (Property Rentals), 5.17 (Fires), and 7.1 (Amendment).

The proposed changes were unanimously approved by the POA board following board member discussion and questions/discussion from guests.

Ballots will be sent to all property owners on May 9 or 10, 2017. Please mail your completed ballots in as soon as possible and/or bring them with you to be counted at a meeting on **June 10, 2017 at 8:00 AM at the Lazaro Martinez Fire Station, Fox Trail, SFTR.**

Adjournment:

**Santa Fe Trail Ranch POA
Board Meeting Minutes
June 10, 2017
Lazaro Martinez Station**

Board Members in attendance: Bob Scott, John Noard, Nancy Allred, Todd McBride, Monte Beaver and Rick Kinder. Board members absent: John Sanders, Linda Brown and Steve Edholm.

Call to Order 8 a.m. Bob Scott opened the meeting noting that both the proof of notice and a quorum had been met.

Covenant Changes Vote: Bob asked if there were any votes to be turned in. Nancy asked for volunteers to count the ballots for the proposed changes. Maureen Latham, Vaugh Roundy, Sharron Beaver and Stasia Fehring volunteered.

Committee Reports: Roads- Val Allred reported John Noard's resignation as Committee Chair and thanked him for his services. Committee co-chairs are now Val Allred and Todd McBride. The May 8th flooding caused a severe mess at both trash can areas and at the ponds. Most of the debris has been cleared. On May 13 two huge boulders came down on Fisher Peak. One was removed by our road contractor and the other needed an out-side contractor for the removal. The cattle guard on upper Gallinas was relocated to exit 2. Val and Todd helped to tie in the fencing. Exit 2 is currently open but could be closed because of flooding. This is a water crossing. Leone's increased road base cost from \$7 to \$8.50 a ton. **Finance**- Nancy reported \$374,000 in two banks. Liens filed at this time of the year are at its lowest in years.

Community Preparedness- R.C. reports that the *Community Wildfire Preparedness Plan* is now complete, approved and pending publication. Thank you, Tony Riley. **Communications** – no report. **Covenants** – It is quiet and Monte will be scheduling a meeting this Summer.

Bridge Project: Bob Scott reported that we are \$500,000 below budget but we are expecting more spending from CDOT and Lawrence Construction. We have finally received three permits being held up by BNSF on Temporary and Permanent Crossings. They hope to start bridge work within the next 2 weeks as the Insurance is done.

New Business: a) Todd McBride asked about electrical conduit to be on the new bridge and Bob explained that that was included in the drawings. b) John Noard questioned why Bob Scott received the agreed upon increase in the fee paid for his duties as the Owner's Representative when the commencement of the bridge construction had not yet occurred. Both Bob and Todd McBride affirmed that the placement of the bird-netting in March signaled the commencement of construction. Plus Bob explained that his duties as construction representative have increased exponentially in the past two months. John Noard reluctantly

reversed his position and made a motion to approve the fee increase. The motion passed unanimously. **c)** RC reports that common area repairs are needed at the south and north dumpsters Linda Brown will check with the contractor.

Covenants Change Vote Results: Bob announced the ballot count:

A	216 YES	59 NO
B	235 YES	43 NO
C	234 YES	45 NO
D	214 YES	55 NO
E	226 YES	49 NO

61% Voter Turnout. The proposed Covenant Changes were approved

Next Meeting: 5 Aug 2017

Adjournment: 9:20 a.m.

Respectfully Submitted, Rick Kinder

**Santa Fe Trail Ranch POA
Board Meeting Minutes
5 August 2017
Lazaro Martinez Station**

Board Members Attending: Bob (L) Scott, John Sanders, John Noard, Nancy Allred, Todd McBride, Monte Beaver, Rick Kinder, Linda Brown; absent member: Steve Edholm.

Guests in Attendance: Val Allred, Bill Nielsen, Gene and Elsie Jurada, R.C. Ghormley, Vaughn Roundy, Shannon Youngquist, Deane & Gillian Hart

President Bob Scott called the meeting to order at 9 a.m. noting that both proof of notice and a quorum had been met. The **Minutes of the 10 June 2017** were approved as presented.

COMMITTEE REPORTS: **Common Area, Linda Brown** - the pond will be drained in the near future and some cattails will be removed. The damaged dumpster on the south end will be removed and repaired. **Forest Health and Wildfire Mitigation (FHWM): R.C. Ghormley's** full report submitted to the Board, included, "There are a few dying ponderosa pine scattered throughout the ranch. Most of these are the result of red turpentine beetle, mountain pine beetle, or western pine beetle attacks, although a few can perhaps be attributed to ips. Depending on the point in the beetle life cycle, trees that have been attacked should be cut down and treated with diesel and a clear plastic covering, or removed from the ranch. If done before the mature adult beetles fly, this will prevent adjacent tree infestation." **Roads: Todd McBride & Val Allred** reported the removal of the cattle guard at the south end by the dumpsters. Due to the recent hard rains, several new culverts were added & others needed to be cleared. In the future several new 36 inch culverts will be installed at several locations. There will be no more graveling until the bridge is complete. The road committee obtained 250 dump truck loads of Rip Rap from the I-25 project rock crew and another 30 truck -loads from Lawrence Construction. This resulted in a SFT ranch savings of \$60,000 - \$70,000. The rock will be used to shore up the ranch dams and roads where erosion occurred. **Finances: Nancy Allred** reports that the POA will be getting back some bridge cost overruns. The Board has received the 2016 account review from the auditors. President Bob Scott asked approval for a monthly \$200 additional pay to Nancy for the financial help on the bridge, retroactive to August 2016 and effective until completion of the bridge. All Board members approved. **Community Preparedness, Todd McBride** – a water proof Container will be built and added to the rear of the Ranch shack to hold signs. Steve Edholm will use this space for "Fire Danger" signs. The Board approved Bob Scott's suggestion that money be set aside to replace the old shack that has deteriorated. **Communications, John Sanders** – A new computer was purchased for the guard shack security camera system. When the bridge is closer to completion, John will order and install new bridge cameras. John will complete network wiring for the Lawrence Construction trailer once their trailer is powered. **Covenants, Monte Beaver** – most covenant complaints have been handled over the phone.

BRIDGE PROJECT, Bob Scott – cement is being poured today for the center of the bridge. The bridge crew will work on the east abutment next week followed by the west end. Lawrence Construction added another crew because of schedule delays. Additional workers should get them back on schedule enabling the pouring of concrete before the freezing temperatures.

NEW BUSINESS: John Noard asked how many Board vacancies will there be this year? Bob Scott answered that there will be three (vacancies) in October. John Noard moved that the board add additional funds to the budget for Forest Health that will keep the mitigation on-going. The motion was approved to increase to \$10,000 from \$5,000 a year when available.

NEXT MEETING: October 7, 2017

The meeting was adjourned at 9:50 a.m.

Final Minutes

Santa Fe Trail Ranch POA

Annual Membership Meeting

October 7, 2017, 12:00 Noon

Mt. Carmel Community Center; Ziccardi Hall

Trinidad, Colorado

Present:

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

Guests:

Fifty six (56) Property Owners logged in as attended

1. Call to Order

2. Proof of notice – Published on SFTR website

3. Roll Call, determination of Quorum – Quorum achieved

4. Approval of Minutes October 1, 2016 Annual Membership Meeting – Minutes approved

5. Introduction of Candidates – Nancy Allred, Carol Smith, DeWayne Harris

6. Collection of ballots and tally of votes

7. Announcements – Announcements made

8. Committee Reports

a. Forest Health and Wildfire Mitigation – RC Ghormley for the FHWM committee: Forest Health and Wildfire Mitigation committee annual report to the POA Board, October 7, 2017

Maintenance mowing in the upper conservancy near Tall Oaks and further SW was completed late last fall using POA/FHWM Committee funds. Some maintenance mitigation in the Conservancy is again being considered for this year. 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. All individual lot owners are encouraged to continue with maintenance mitigation to preserve the investment made in previous years. Persistent mowing of oak (generally once a year is sufficient over several years) will eventually kill nearly all of it and can result in a healthy (not to mention attractive) growth of grass. 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.

The subject of open burning and campfires surfaced recently. The current LA County fire ban (see the SFTR website home page for the complete text of the ban) forbids campfires and other outdoor ignition sources. Note that the language of the fire ban does not allow for a waiver or permit for campfires. Additionally, to burn vegetative waste (slash, trimmings, etc), a Controlled Burn Permit must be obtained. In view of the easily accessible alternatives for slash disposal (mulching, burying, chipping, or hauling to the landfill), and the prevailing long-term dry conditions and

concomitant fire danger, the POA Board adopted a position of not supporting the issuance of any Controlled Burn Permits on SFTR until prevailing drought or near-drought conditions improve significantly. This stance puts the SFTR POA board in alignment with the signage near the mailboxes prohibiting open fires.

The Cottonwood Canyon fuel reduction (Year Three) as a volunteer effort led by the indomitable Group Captain Dye was completed this spring. Thanks to the more than 30 volunteers that provided the muscle and nearly 400 hrs. of manual labor over an eight-week period. And thanks to those from the Women's Group and others, coordinated by Lanae Rossi, who provided snacks (more like breakfast) to the group each morning. Bob Dye believes one more year will complete the project. Thanks to all who participated. Great fun!

There are a few dying ponderosa pine scattered throughout the ranch. Most of these are the result of red turpentine beetle, mountain pine beetle, or western pine beetle attacks, although a few can perhaps be attributed to ips. Pinon pine losses on the ranch seem to be less this year. Depending on the point in the beetle life cycle, trees that have been attacked should be cut down and treated with diesel and a clear plastic covering, or removed from the ranch. If done before the mature adult beetles fly, this will prevent adjacent tree infestation. This year was slightly wetter than normal, with very few extreme fire danger days. The moisture should help with tree health and perhaps reduce the tree mortality due to beetle attacks next year.

The Community Wildfire Preparedness Plan is now complete, approved, and published. Thank you, Tony Riley! The CWPP may be viewed from the SFTR website (home page, left hand column) or on-line at <http://csfs.colostate.edu/media/sites/22/2017/06/santa-fe-trails-ranch-cwpp-2017.pdf>

Future grants: SFTR has the opportunity to apply for another forest health grant. If there are those who wish to help write and administer this grant, please contact anyone on the Forest Health committee. Thanks for the expressions of interest from a few new owners in the recent past.

For the Forest Health and Wildfire Mitigation Committee,
RC Ghormley, Chair

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

b. Common Area – Linda Brown, chair –Common Area Report for October 07, 2017 Annual Meeting:

First I would like to thank you all for coming. As far as the Common Area is concerned, there isn't much new to report. For the dumpsters, I want to thank the volunteer- that requested to remain anonymous- for keeping up with the daunting task of replacing or repairing the latches and cables.

Conservancy: At our April 1, 2017 regular meeting, I reported that Cory Davis had generously offered 15 hours of excavating work to the POA.

The Board agreed that those hours would be best served by removing as many cattails from the Fox Trail pond as his machine could reach. Since then, it's been raining – and raining. The pond's perimeter hasn't been dry enough for Cory to safely get his machine down there.

He is still on board for doing the work, but we have no definite date. It seems it will be up to Mother Nature.

I have some plans for the Conservancy health and will be calling a committee meeting sometime in April, 2018. Anyone interested in joining this committee is welcome. Please contact me via email or phone. Thank you.

That concludes this report.

c. Bridge – Bob L. Scott – Bob gave a fascinating pictorial presentation of the bridge progress thus far. He answered all questions from the Property Owners in complete understandable detail. Bridge completion is hoped for prior to Thanksgiving.

d. Grazing – Bob L. Scott – Eighty (80) head of cattle are on the SFTR this year. This is approximately ½ of the average number of previous years. One animal died of unknown causes. Roundup should begin mid-October.

e. Roads – Val Allred and Todd McBride co-chairs –

- John Noard was recognized for all his years and complete dedication as Road Chair. Thank you very much John!

- Biggest challenge this year has been the rain; water flowed over all five dams.

- Silt, sediment and debris clogged many culverts and bar ditches had to be cleaned multiple times.

- Eight additional culverts have been added so far with more to follow.

- We took advantage of an unprecedented opportunity to obtain, free of charge, 250 plus dump truckloads of “Rip Rap” (very large pieces of rock) from the I-25 rock mitigation and Lawrence Bridge Construction Projects resulting in a savings of approx. \$70,000 to the SFTR.

- Two cul-de-sacs are in the process of being widened to facilitate the grader and possible emergency vehicles the ability to turn around.

- There is still some debris, left over from the flooding, that needs to be cleaned up but priorities keep changing due to Mother Nature. This debris will be addressed when possible.

- Two cattle guards have been removed because they are not needed and they were filled in with road base.

- One very large rock that fell into the road could not be removed with onsite heavy equipment and a contractor had to be called in to split the rock into pieces that could be pushed off the road.

- **Etiquette for passing the grader:** If you meet the grader coming up or down the road, please wait until the grader pulls over and stops before you attempt to pass. The driver is a professional, he will see you and pull over so you can safely pass and proceed.

f. Finance – Nancy Allred, Chair – The Santa Fe Trail Ranch POA is in “GREAT SHAPE”! **See Attachment 1**

- We currently have approximately a \$200,000 cash surplus. Since the bridge contract amount is less than anticipated, the loan funder, NBH Bank, allowed for a prior out-of-scope and over-run expenses to be included in the budget loan. Since the POA had funded those expenses, the POA was refunded those amounts.

g. Communications – John Sanders will step down as the Chair of the Communications Committee but will stay active as a volunteer. John thanked the committee and gave a presentation describing available internet services on the SFTR. Thank you John for all your expertise and hard work!

h. Covenants – Monte Beaver, chair – Monte gave a brief discussion regarding the fact that the covenants must be enforced.

i. Community Preparedness – Todd McBride, chair – Todd announced that a Community Preparedness Committee meeting will be announced soon.

9. Ballot results – Nancy Allred= 154 votes; Carol Smith= 129 votes; DeWayne Harris= 121 votes.

10. New business – New business will be discussed in the Regular meeting immediately following.

11. Adjournment

Attachment 1

		Santa Fe Trail Ranch POA YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2017				
	Total Thru Sept. YTD 2017	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	209,411	209,411		209,411	(0)	
Annual Dues	329,277	329,277		329,277	0	454 Lots @ \$725.28 per lot
Less: Reserve for Bridge Upgrading	49,084	-160,000		-160,000	(209,084)	Cost Over Runs Refunded
Less: Purchase of Mailboxes	-5,423	0		0	5,423	Postal service required purchase of new mailboxes
Less: Forest Health & Wildfire	0	-8,418		-8,418	(8,418)	
Less: Change in Accounts Receivable	-21,030	-7,253		-7,253	13,777	Projecting 10 lots @ \$725.28
Total GENERAL INCOME	<u>561,320</u>	<u>363,018</u>	<u>0</u>	<u>363,018</u>	<u>198,302</u>	
Grazing Lease	5,730	4,000		4,000	1,730	
Interest (general only)	851	800		800	51	
Finance Charges	1,432	1,600		1,600	(168)	
Conservancy Trust Funds	0	300		300	(300)	Weed Control
Lien Fees	101	350		350	(249)	
Processing Fees	2,590	2,500		2,500	90	Assumes 125 @ \$20
Other	1,725	0		0	1,725	NSF Fee & Chipper rental - Not Budgeted
Total CASH	<u>573,748</u>	<u>372,568</u>	<u>0</u>	<u>372,568</u>	<u>201,181</u>	
GENERAL EXPENSES						
Admin - Accounting Services	9,200	8,200	3,400	11,600	(2,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,078	2,500		2,500	(1,422)	Postage & office supplies
- Insurance	0	7,000		7,000	(7,000)	Renews in October
- Oversight Fees & Expenses	21,893	15,000	10,000	25,000	(3,107)	
- Legal	1,800	25,000		25,000	(23,200)	
- Property Taxes	469	500		500	(31)	
- Credit Card Fees	1,822	2,200		2,200	(378)	
- Other	806	3,000		3,000	(2,194)	Lien Fees, Income taxes
Total ADMIN	<u>37,067</u>	<u>63,400</u>	<u>13,400</u>	<u>76,800</u>	<u>(39,733)</u>	
Common - Road Work	115,562	230,368	-18,400	211,968	(96,406)	
- Snow Removal	14,625	26,000		26,000	(11,375)	Any excess to be used where needed
- Bldg/equip	10,097	25,000		25,000	(14,903)	
- Trash Removal	12,600	16,800		16,800	(4,200)	
- Weed Control	346	1,000		1,000	(654)	
- Greenlands	500	500		500	0	Conservancy Lease
- Utilities	1,933	2,500		2,500	(567)	Hotline Telephone & Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	<u>155,664</u>	<u>302,168</u>	<u>-18,400</u>	<u>283,768</u>	<u>-128,104</u>	
Communications	140	1,000		1,000	(860)	
Covenant Committee	0	500		500	(500)	
Forest Health & Wildfire Mitigation	2,107	5,000	5,000	10,000	(7,893)	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	500		500	(500)	
Total COMMITTEE EXPENSE	<u>2,247</u>	<u>7,000</u>	<u>5,000</u>	<u>12,000</u>	<u>(9,753)</u>	
Total DISBURSEMENTS	<u>194,978</u>	<u>372,568</u>	<u>0</u>	<u>372,568</u>	<u>-177,590</u>	
NET	<u>378,771</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>378,771</u>	
NET CASH	<u>378,771</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET
Cash in Bank						
Checking	3,014	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	212,340					
Certificate of Deposit	150,000					
Reserve for FHWM	13,418					
Total Cash in Bank	<u>378,771</u>					
Total Accounts Receivable	<u>30,540</u>					

Final Minutes

Santa Fe Trail Ranch POA

Regular Board Meeting

October 7, 2017, 12:00 Noon

Mt. Carmel Community Center, Ziccardi Hall

Trinidad, Colorado

1. Call to order

2. Proof of notice – published on SFTR website

3. Roll Call, determination of quorum – quorum achieved

4. Election of Officers – President: Bob L. Scott
Vice President: Rick Kinder
2nd Vice President: John Noard
Treasurer: Nancy Allred
Secretary: Carol Smith

5. Selection of regular meeting dates for next year:

December 2, 2017

February 3, 2018

April 7, 2018

June 2, 2018

August 4, 2018

October 6, 2018

6. New business – Committee chairs:

Forest Health and Wildfire Mitigation	RC Ghormley
Common Area/Community Preparedness	Linda Brown
Bridge/Grazing	Bob L. Scott
Roads	Val Allred/Todd McBride
Finance	Nancy Allred

Communications

DeWayne Harris

Covenants

Monte Beaver

7. Adjournment

Final Minutes
SFTR POA Regular Board Meeting
December 2, 2017; 9:00am
Lazaro Martinez Station, SFTR

Present: Bob Scott, Nancy Allred, DeWayne Harris, Monty Beaver, Todd McBride, Rick Kinder, John Noard, Linda Brown, Carol Smith

Absent: none

Guests: Gene and Elsie Jurajda, RC and Mary Ghormley, Jeff Smith, Gillian Hert, Deane Hart, Vaughn Roundy, Shannon Youngquist, Billy and Marilyn Hughes, John Sanders, Val Allred

1. Call To Order

2. **Proof of Notice** – Published on SFTR website

3. **Roll Call/ determination of Quorum** – Quorum achieved – all members present

4. **Approval of Minutes Oct 7, 2017 regular board meeting** – minutes approved

5. Committee Reports

- a. **Common Area:** the signage at the south side dumpsters will be fixed as soon as possible; a broken latch on a north side dumpster was reported to the committee this morning and will be addressed
- b. **Mitigation:** Maintenance mowing in conservancy between upper pond and Fox Trail has been partially completed; more is planned over next few months. Thank you to John Noard for doing some of mowing using his own equipment...SFTR received its Firewise Certification for 2017, thank you to Michelle Blake for her efforts in this...Property owners are highly encouraged to continue to do maintenance mowing and mitigation... year 4 of Cottonwood Canyon fuel reduction, led by Bob Dye, will begin shortly after new year... Bob Scott raised the question of maintenance of the Vermejo shaded fuel break. RC agreed it bears looking into.
- c. **Roads:** Debris at cattle pens on Fisher Peak has been cleaned; the parking area at Cottonwood and Fisher Peak has been cleaned which included taking two loads of old damaged culverts to recycling and a load to the dump of pallets and pipe; Two cul-de-sacs have been widened and road base applied; road base completed on Yucca, Antelope Ridge, and Conifer, along with a small section on Timber Park. One curve on Fox Trail was widened. Regular maintenance is ongoing and with some recent moisture, the worst of the wash boards was addressed. The Dump Truck/Snow Plow is at Topar Welding repaired and waiting installation of a tailgate.
- d. **Finance:** We are about on budget or under budget for most items, including road work thru November 17. Nancy has been working on about

8 liens, which will go on property tax bills in the spring... The board has an opportunity to increase the property dues each year in line with the current CPI (Consumer Price Index) before the budget is approved. This has not been done for 3 years; however, the cost of road base has gone up \$1.50/ton. The road base needed for this coming year could increase as much as \$10,000. With the CPI currently at 2%, an increase in dues would be \$14.50 per property per year. After discussion, the board voted unanimously to increase the dues beginning in 2018 by the CPI amount...Nancy also requested committees submit to her their budget line items for the 2018 year. A preliminary budget will then be sent out to the board.

- e. **CPC:** This committee will now be combined with Common Area and under the chair of Linda Brown.
- f. **Covenants:** There has been a complaint about dogs running loose. The owners will be contacted. It is recommended that everyone read the covenants on the web to become familiar with them.
- g. **Communication:** John Sanders will continue to oversee the camera issues until bridge project is completed. Discussion is still needed about lighting for the bridge. The new chair, DeWayne Harris, will meet with John S. and call a meeting in near future for all communication members.
- h. **Grazing:** It is thought all cattle have been picked up. The grazing lease is up this year. After discussion, it was decided with unanimous vote to check with Kendra Walters to see if she desires to continue leasing here. If so, she will be given the leasing rights once again.
- i. **Bridge:** On schedule, under budget. Traffic is expected to begin on the new bridge on Monday, Dec 4, as they begin to tear down old bridge. There will be some temporary disruptions, needing all traffic to use exit 2, when the asphalt is applied on bridge ramps. It was clarified that any and all road stop/yield signs will be to CDOT standards per the contract.

6. New Business

- a. **Shipping Containers:** Discussion about complaints and questions of the use of large shipping containers on some properties. There is nothing in covenants to address this issue. Monty will talk to owners of properties with containers close to roadside. It was agreed that we need a resolution to address this issue; tabled until next meeting.
- b. **Guard Shack:** Board earlier approved spending less than \$10,000. Bob Scott brought a photo and estimated cost of \$8,430 for a 12x20 building on a concrete slab. This was approved by a unanimous vote. Other related costs such as electric would be included in 2018 budget.

7. Adjournment : Next meeting February 3, 2018