

February 3, 2024 POA Meeting Minutes
MOC 9:00 am

Board of Directors Present: Robert L. Scott, Bill Nielsen, Carlin Craig, Rick Kinder, Ken Dixon, Mark Thomas, Bill Latham, Carol Smith

Absent: Scott Tollefson

Guests: John Gerlad, Patty Thomas, Jack Hawkins, Pat Nash, Michelle Bonnette, Patrick and Shannon Youngquist, Nanci Dixon, Vaughn Roundy, Tim Storey, Donnie Perkinson, Blair and Kriss Peterson, Jerry Barnes, Mike and Tonya Fornof, John Cantin, Bill and Stacy Volhein, Joe and Carmen Richards, Thomas and Amandi Baker, Randy and Denise Wichterman, Doug and Sherry Talbot, Jerry Peters, Jerry and Karla Pinckard, Marc and Sally Wilson, Vicki Cianciarulo, Marty Pachelli, Deb Roberts

Call to Order: 9:00 am

Proof of Notice: posted on web since October 2023; reminder on web and facebook

Roll Call and determination of quorum: one director absent; quorum achieved

Approval of Minutes: Minutes from December 2, 2023 POA Reg Board Mtg approved without changes

Committee Reports:

A) Communication (John Gerald, chair)

There was a recent Google Drive disruption but Deb Johnson was able to pull the missing links back up. The committee is working on a website conversion. This will enable some improvements and changes that can be done by our own Communication leaders without having to pay an outside company. *The question was asked if it will have a discussion forum.* It will not at this point as that requires oversight, which brings with it issues. The SFTR Facebook group seems to be working well and now has 106 users. If you have not yet signed up for this private ranch discussion group, check the website for instructions.

B) Government Documents Review (Bill Nielsen, chair)

The goal is to have a mid-year mailing for description and voting of the proposed Covenant changes. After that the work on our By-Laws will be completed, and those proposed changes will be on the ballot in the fall mailing with our Directors voting and Annual Meeting information.

C) Roads (Carlin Craig, chair)

Road work since the last meeting included grading and removal of washboards on Mountain View, Cottonwood, Fisher's Peak Pkwy, Gallinas, and west end of Elk Park. Grading water leak repairs on Tall Timber Trace and Oak Park. And snow removal of 35 hours in Dec and 78 hours thru January 29. This winter has given the road committee some challenges. Carlin and Tom realize too much snow was left on the road after the one snowfall, but it was due to the wetness and so the blade had to be raised more. This was followed by freezing and more snow. It was mentioned it can take 27 hours for the whole ranch to be plowed.

Many comments and questions were raised-

- *Curious about the triangular mounds left at turns;* It will be discussed with Tom if he can take care of them as he plows

- *the roads are rougher than they have ever been since '95, how many passes are made during plowing?*; Tom makes 2 passes on major roads and one on lesser - however this past time he made 2 passes on all, then goes back to clean up areas

-*we do not have sanding machine*; will discuss with the contractor if he has any ideas or solutions for future

- *Why are we worrying about the time it takes and the money? Should we ask the contractor to hire others to help, can owners help?*; we prefer not having residents to plow without the contractor's okay, Tom has over 35 years experience. Another resident was hired by the company when Tom was away. Carlin will discuss this more with the Contractor

-*the equipment is owned by the contractor, not the POA*. There is a liability issue possibly if we have volunteers do plowing.

- *the grader has been turning around in one owner's driveway and tearing it up*; if that happens, call Carlin, He will talk to Tom and Tom will repair the drive.

-if Tom cannot get here due to I-25 closed, then who plows?; if I-25 closed we cannot get out either so stay put

- A past ambulance driver and first responder from Denver mentioned there were times ambulances and police could not handle driving in snows and ice, so how can we expect it to be better here

Carlin states that the board understands the frustration and that some ideas and concerns will be discussed with the contractor and with Tom. Carlin is willing to have a committee meeting at some point to discuss further if there is interest.

D) Covenants (Rick Kinder, chair)

There have been complaints of dogs running loose; the owner has since built a pen for the animals. A complaint that a homeowner was tearing up the roads with his ATV in the snow was addressed. A complaint about a homeowner's lights - all are asked to be familiar with the covenants (specifically 5.19) with regard for the type of lights allowed and to be respectful of neighbors.

E) Forest Health and Wildfire (Ken Dixon, chair)

The POA should be receiving the Grant money in the next few days to pay Rue Logging for their mitigation work done on the ranch. We had completed all requirements for this grant in less than a year, due to the mitigation work done by owners and the committee. Owners can continue to do mitigation within 50 feet around their home or right of way frontage, stack it at the road, with large size of limbs facing out (do not stack in ditches or in places hard for helpers to get).

Largest diameter is 4". These can be chipped once the weather breaks until May 31 if you notify Ken of the need. After that date, the committee will be concentrating on roadways only. *The question was raised as to if it made sense to use Mitigation funds to chip individual properties.*

The chipping would only be done if the slash was from 50 ft or less from the home and if it was dragged to the road; this helps all ranch properties in case of fire. It also aids us in applying for other grants. Pat N stated the state of CO may help on taxes for mitigation expenses, so keep your records.

The grant is now completed. In August the committee will begin looking at new grants.

F) Finance (Mark Thomas, chair)

The SFTR POA Balance sheet was presented as was the Revenue and Expense summaries 2023 and 2024 budgets. These are attached. It was noted that some of the billings have not yet come in for work that was done in Dec and Jan.

A question was asked if we have considered changing banks or putting some into the money market. Mark said it was something he will be looking into. It also was noted that approximately 70% of our dues go to roads.

G) Common Area, Weed Control (Scott Tollefson, chair)

No report

H) Emergency Preparedness (Bill Latham, chair)

A CPR/First Aid class has been scheduled for Saturday, April 27 at the MOC from 9-4. The class will be limited to 10 persons. If interested, contact Bill Latham for more information.

Bill also went over safety measures we should all be aware of in case of emergencies such as a fire in the home (smother the fire on stove with a lid - do not put water on or try to carry it outside), a fire blanket for the home is suggested. Ashes from the fireplace should be put into an ash container and stored away from combustibles. Car essentials list was reviewed, and Carbon Monoxide detectors as smoke alarms for home. Bill has put an article on the website about the fire blanket and will create a list of other suggested preparedness items for the website as well.

Discussion was about how many ambulances the county has - it does have more capability now than a few years ago and more trained EMTs and EMRs. But we all know we live in the mountains and first aid may not be as rapid a response as we would want. It is prudent to be prepared as able.

I) Grazing (Marty Pachelli, chair) report by Carol Smith

The Board has been reviewing the proposed grazing lease which the Committee has presented, and compared it to previous leases, along with notations from the committee about the changes recommended. The board met after the meeting with some members of the Grazing Committee for some clarifications and discussion before finalizing. Marty will report to the board about ranchers wanting to graze cattle this year. The lease will allow up to 80 cattle units from May 1- July 31, with a grace period of removing cattle until August 14. Rancher's cost will be \$15/unit. There will be representatives from the committee to be there as cattle are released and picked up.

New Business : Fisher Peak Fire Protection District - John Cantin

John as well as Mike and Tonya Fornof, owners on SFTR are involved with the FPPFD and John gave a short talk highlighting the trucks available on the ranch for emergencies. He also shared about the Titan Fire and how it started and quickly spread.

He stated that the local dept is short on volunteers and there are a variety of needs, even if you cannot physically do some of the manual walking and lifting. If interested, or for more info, contact John or go to the FPPFD website to learn more.

Thanks were given to John, Mike and Tonya and others who volunteer in this way.

Meeting was adjourned at 10:20 am so that the Board could go into executive session to talk of legal matters.

Next POA Regular Meeting will be April 6, 2024 at the MOC at 9:00am

Santa Fe Trial Ranch POA						
Revenue and Expense Summaries 2023 and 2024 Budgets						
Files as of 01-31-24						
				Estimated Over (Under) Budget		
		Total 2023	2023 Budget	Budget	2024 Budgets	2024 Budget Notes
Estimated Beginning Cash Balance at 01-01-24 net of Delinquent Receivables and Estimated Accounts Payable					\$ 341,861	Estimated carryover cash balance into 2024
Cash Balance used for Increased Expenses in 2024 over Income					\$ (77,735)	Carry over cash balance to be used for 2024 expenses
Reserve for Future Projects					\$ 264,126	
General Income:						
	Carryover Reserve for Roads	\$ 148,070	\$ 148,070	\$ -	\$ -	See Above for identified reserves for 2024
	Carryover Reserve for Forest Health and Mitigation	\$ 15,420	\$ 15,420	\$ -	\$ -	See Above for identified reserves for 2024
	Reserve for Future Projects	\$ (99,737)	\$ (99,737)	\$ -	\$ -	See Above for identified reserves for 2024
	Annual Dues	\$ 403,623	\$ 403,623	\$ -	\$ 416,307	3.1% over 2023 based on CPI for December 2023 - 453 lots at \$919 per lot
	Less: Reserve for Bad Debts	\$ -	\$ (7,500)	\$ 7,500	\$ (5,000)	Expectations are to increase collection efforts including possible foreclosures in 2024
	Total General Income	\$ 467,376	\$ 459,876	\$ 7,500	\$ 411,307	
Other Income:						
	Covenant Violations	\$ -	\$ 500	\$ (500)	\$ 500	Estimate
	Processing Fees/Credit Card Processing Fees	\$ 5,640	\$ 5,400	\$ 240	\$ 6,000	Consistent with 2023 and previous years
	Grazing Lease	\$ -	\$ -	\$ -	\$ 2,000	Cattle Grazing Lease expected to be negotiated for 2024
	Interest Income	\$ 4,806	\$ 1,400	\$ 3,406	\$ 4,500	Consistent with 2023 actuals
	Finance Charges	\$ 367	\$ 2,000	\$ (1,633)	\$ 900	Estimate
	Lien Fees	\$ -	\$ 300	\$ (300)	\$ 300	Estimate
	Total Other Income	\$ 10,813	\$ 9,600	\$ 1,213	\$ 14,200	
	Total Income	\$ 478,189	\$ 469,476	\$ 8,713	\$ 425,507	
Communications						

Santa Fe Trial Ranch POA						
Revenue and Expense Summaries 2023 and 2024 Budgets						
Files as of 01-31-24						
		Total 2023	2023 Budget	Estimated Over (Under) Budget	2024 Budgets	2024 Budget Notes
	Stamps and annual meeting mailing	\$ 933	\$ 200	\$ 733	\$ 700	Consistent with 2023 and previous years
	Mileage Expense					
	Mileage	\$ 317	\$ 1,000	\$ (683)	\$ 350	Consistent with 2023 and previous years
	Bridge Inspection	\$ -	\$ 10,000	\$ (10,000)	\$ 10,000	Place holder if needed for compliance with agreement with railroad
	Credit Card Fees					
	Service Charge	\$ 5,133	\$ 5,900	\$ (767)	\$ 5,000	Consistent with 2023 actuals
	Income Taxes	\$ -	\$ 300	\$ (300)	\$ -	Expected to be zero for 2024
	Accounting					
	Abby Tamburelli - Bookkeeping Fees	\$ 7,920	\$ 7,920	\$ -	\$ 8,316	Requesting a 5% increase over 2023 rates due to inflation
	Dixon, Waller, and CO. - Audit Fees	\$ 1,000	\$ 1,250	\$ (250)	\$ 2,500	Former CPA Firm ceased doing reviews - expect new firm will be at a higher rate due to increased government regulations and insurance costs
	Tax Return Filing	\$ -	\$ 500	\$ (500)	\$ 500	Same as 2023 budget
	Discretionary Bookkeeper Bonus	\$ 750	\$ 750	\$ -	\$ 750	Same as 2023 budget
		\$ 9,670	\$ 10,420	\$ (750)	\$ 12,066	
	Supplies					
	Ink, Checks, envelopes	\$ 1,510	\$ 3,000	\$ (1,490)	\$ 2,000	Consistent with 2023 and previous years
	Insurance - Other					
	Insurance Policies	\$ 12,744	\$ 7,500	\$ 5,244	\$ 15,000	5% above 2023 actual rates - Note - 2023 is overbudget as a year end payment was missed in the original budget
	Legal Fees/Other					
	Legal Fees	\$ 3,507	\$ 15,000	\$ (11,493)	\$ 5,000	Estimate
	Property Taxes					
	Las Animas County Treasurer	\$ 529	\$ 550	\$ (21)	\$ 550	Consistent with 2023 and previous years

Santa Fe Trial Ranch POA						
Revenue and Expense Summaries 2023 and 2024 Budgets						
Files as of 01-31-24						
		Total 2023	2023 Budget	Estimated Over (Under) Budget	2024 Budgets	2024 Budget Notes
Total Administration		\$ 34,433	\$ 54,120	\$ (19,687)	\$ 50,941	
Common Area:						
Road/Bridge/Culvert						
	Heath Andreatta Excavation LLC	\$ 101,520	\$ 133,500	\$ (31,980)	\$ 125,000	5% above 2023 actual rates 12,000 tons at \$10/ton (up from \$9.25 in 2023) (\$120,000) plus 522 loads delivery fees at \$100 per load (up from \$75 in 2023) (\$52,200)
	Leone Sand and Gravel	\$ 77,441	\$ 178,000	\$ (100,559)	\$ 172,200	Same as 2023 budget
	Other Expenses - Culverts, etc.	\$ 800	\$ 5,000	\$ (4,200)	\$ 5,000	Same as 2023
	Discretionary Equipment Operator Bonus	\$ 750	\$ 750	\$ -	\$ 750	Same as 2023
		\$ 180,511	\$ 317,250	\$ (136,739)	\$ 302,950	
Snow Removal						
	Heath Andreatta Excavation LLC	\$ 10,730	\$ 30,000	\$ (19,270)	\$ 30,000	Estimate - this is dependent on actual work needed based on snowfall
Building/Equipment/Signs - Other						
	Scanner	\$ 135	\$ -	\$ 135	\$ -	
	Trash Can Lid Modifications	\$ 1,044	\$ 1,250	\$ (206)	\$ -	
	Other Items - Guard Shack Camera	\$ 230	\$ 4,250	\$ (4,020)	\$ 5,000	Estimate - Place holder
		\$ 1,408	\$ 5,500	\$ (4,092)	\$ 5,000	
Trash Disposal						
	Twin Enviro Services	\$ 19,440	\$ 18,000	\$ 1,440	\$ 20,500	5% above 2023 actual rates
Conservancy Lease						
	Annual Lease Fee	\$ 730	\$ 658	\$ 72	\$ 730	Same as 2023 actual
Phone/Utilities						
	Al's Gas Service	\$ 3,843	\$ 4,100	\$ (257)	\$ 4,000	5% above 2023 actual rates
	Mobile Email and Guard Shack Starlink	\$ 1,419	\$ 500	\$ 919	\$ 1,400	Same as 2023
	San Isabel Electric	\$ 4,094	\$ 4,000	\$ 94	\$ 4,300	5% above 2023 actual rates
		\$ 9,355	\$ 8,600	\$ 755	\$ 9,700	

Santa Fe Trial Ranch POA						
Revenue and Expense Summaries 2023 and 2024 Budgets						
Files as of 01-31-24						
				Estimated Over (Under) Budget		
		Total 2023	2023 Budget		2024 Budgets	2024 Budget Notes
Total Common Area		\$ 222,175	\$ 380,008	\$ (157,833)	\$ 368,880	
Total All Expenses		\$ 289,224	\$ 469,476	\$ (180,252)	\$ 503,242	
Net		\$ 188,965	\$ -	\$ 188,965	\$ -	
Tie Out to Balance Sheet Net Income:						
	Net per above	\$ 188,965				
	Less Net Carryover from 2022	\$ (63,753)				
	Net Income for 2023 based on 2023 Revenues	\$ 125,212				
Note - It is expected that the expense numbers will be adjusted in February 2024 once all billings are caught up by our vendors including Leone's and Heath. The adjusted numbers will be reported at a later time once we have them reconciled.						

**Santa Fe Trail Ranch POA
Balance Sheet
As of December 31, 2023**

12/31/2023

ASSETS

Current Assets

Checking/Savings

Total First National Bank \$ 193,041

Century Savings 156,603

Total Checking/Savings 349,644

Total Accounts Receivable 4,817

Total Current Assets 354,461

Fixed Assets

Total Fixed Assets 69,417

Less Accumulated Depreciation (45,874)

Net Fixed Assets 23,543

TOTAL ASSETS \$ 378,004

LIABILITIES & EQUITY

Accounts Payable \$ 13,777

Total Liabilities \$ 13,777

Equity

Retained Earnings \$ 303,655

Total Transfer of Metro Assets (64,640)

Net Income 125,212

Total Equity \$ 364,227

TOTAL LIABILITIES & EQUITY \$ 378,004

OPEN ITEMS:

1- Additional Accounts Payable accruals based on a review of January and February Activity

2- Depreciation Entries for 2023 that will be calculated when compiling the 2023 tax return

Santa Fe Trail Ranch POA
Customer Balance Summary
As of December 31, 2023

Dec 31, 23

Accounts Under Lien Filings:

*STL- Urias (D46)	1,194.82
*STL- Thompson (D32)	992.56
*STL- Schiesz (D92)	992.56
*STL- Navarro (D41)	2,033.32
*STL- Fajardo (77)	780.65
	<u>5,993.91</u>

Accounts with Past Due Balances but Expected to be Paid:

Abplanalp, P (23)	1.44
Alexandrowicz, S (C2)	232.75
Fehring, S (F04)	19.25
Jurajda, E (D34)	232.75
Lewis, L (G16)	215.50
Macias/Romero (F24)	232.75
Migdalski, M(D91)	23.00
Richter, P(42)	232.75
Shelton, L. (29)	90.00
Smith, N (D37)	286.00
	<u>1,566.19</u>

Accounts with Carryover Credit Blances that will be applied to future dues:

Becker, P (C42)	-215.50
Branconier, D (D89)	-59.00
Brocius, K (C56)	-40.00
Buckman, T (G2)	-40.00
Carter, S (B62)	-1.00
Cox, S (D20)	-21.39
Frey, K (C01)	-32.75
Gonzales, G (F06)	-232.75
Holden, R (F20)	-232.75
Knight, P (B80)	-40.00
Lapshuk, R (25)	-0.20
Losing, M (C19)	-1,497.00
Manietta, J (D22)	-20.25
Ontiveros, R (D25)	-40.00
Redgate, M. (B28)	-9.00
Reinarz, T (E39)	-31.28
Smith, G (53)	-40.00
Streiff, F. (40)	-190.00
	<u>-2,742.87</u>

TOTAL 4,817.23