

Road Committee

Minutes of Meeting January 17, 2009

In attendance were John Albert, Bob Scott, Steve Smith, Nancy Allred, Val Allred, John Noard, Mike Shelton, Tom Stephens, Tim and Donna Garrett, and equipment operator Phil.

A discussion was held on current maintenance operations, snow removal, and planned work for the coming year.

Bob Scott gave a brief update on the bridge engineering study. We are waiting on more data and an update on our options.

Access to the red ash pile for road maintenance was discussed. This is the ideal material for use on cul-de-sacs that have relatively low traffic. Use of red ash on our roads would also assist with fire mitigation by eventually exposing and removing the smoldering coal in the ash pile. John Albert is working with ranch property owner Mike Murphy to contact the owner of the Morley site to see if we can gain access to the material there. If we can get it at a reasonable rate or for free. It would greatly enhance our ability to apply material on the many cul-de-sacs that need material.

Discussion as to priorities for the coming year was held. In 2008 we resurfaced (or applied new surface) only 4.3 miles of roads at a cost of about \$28,000 per mile. It was noted that costs per mile have doubled since 2002. We should be able to apply material to the same number of road miles this year depending on material costs. In addition, we will maintain our program of grading roads by using an almost full time operator to do maintenance. Priority for applying material to roads will be give to primary roads or cul-de-sacs with high occupancy and/or very poor conditions.

Roads scheduled to receive material this year are:

Portions of	Vista West
"	Fishers Peak
"	Fox Trail
"	Cedar Way
"	Meadow Ridge

Plus spot work on a couple of other roads.

Santa Fe Trail Ranch POA
Covenant Committee Meeting
January 31, 2009

Members: Al Tucker Chairman, Bob Scott, Nancy Allred, Jim Davis, Rick Kinder

Call to order at 9:05 am

Old business: None

New business: On recommendations from past board meetings, it was requested that the committee review voting info of 8.6. It was recommended that the wording be clarified and be presented to board at next meeting. A special meeting is to be held in April 11, 2009.

Meeting closed at 9:40 a.m.

Community Preparedness Committee Meeting Minutes

March 14, 2009

Attendees: Nancy Allred, Ed Hockett, John Sanders, Ann Scott, Dennis Scott, Sheryl Smith

Preparation for Fire Season

-The Fire on Friday 3-6-2009 was discussed. Had the resident not been so aggressive in mitigation it could have been a major fire event. The cause is thought to be spontaneous combustion. Smoke was observed, 911 called, resident informed and 2 neighbors drove to the site to offer help/support. We were not certain if smoke had been smelled but it was a reminder that when we smell smoke we need to begin investigating. It may not always first be a visual.

Also we discussed the need for all committee members to be available to go to the main gate and provide directions or escort emergency vehicles to the scene. This is in our Leadership Responsibilities.

The FPPD also needed us to monitor the smoking remains for flare ups throughout the night. The area leader and neighbors assisted in this effort. The scene commander gave instructions of when/how often/how long/what to do in a flare up/etc. This will be added to our Leadership Responsibilities.

-Also we discussed an incident on July 4th where a resident camping on their property had a fire pit and apparently had a camp fire the previous evening. They were from the mid west where rain & flooding were happening and did not realize the fire danger. Once it was explained, they were very compliant.

-A Fire Season reminder for the SFTR website was discussed. It was recommended that it come from a FPPFD representative to add credibility. It was suggested that we contact Chuck Ferrero. Sheryl will make the request.

-The Handbook was reviewed as well as insuring that copies have been distributed either electronically or in hard copy to all full time/part time residents as initiated in 2008. The handbook is in all Welcome Packages that Nancy distributes and each area leader needs to make sure new full time/part time residents have a copy.

-Ed provided a copy of "Outlook for CO Front Range Foothills and Adjacent Plains" It indicates that we are in a drought situation and unless this changes we will have a fire potential above average. The website this was obtained from is:

www.nifc.gov/nicc/predictive/outlooks/monthly_seasonal_outlook.pdf

Also the following websites are good to have bookmarked:

www.fs.fed.us/land/wfas/subsets/fdc_o_rm.png this provides current fire danger classifications

www.inciweb.org provides current fire situations – recommend you sort by active/inactive or by state, also use the data filters on the right hand side to obtain information for smaller fires

-Accuracy of area lists was discussed. It is essential that each area leader and assistant(s) have current

information. Again, it was recommended that an alternative assistant outside of their area have a current list. Changes need to be forwarded to Sheryl so keep the master list.

- Smoke Watchers

- April 11, 2009 at approximately 10:30 AM after the POA Board meeting and covenant vote @ the Fire Station

- Sheryl will verify the date with Eddie Geiske & what participants need to bring.

John Sanders will contact the director of 911 to investigate vendors for Reverse 911.

He will determine vendors' capabilities, potential enhancements, ease in adding/deleting/changing residents' information, potential of sub sections (such as areas), cost (annually/monthly/usage) and report back to the CPC or POA Board.

COMMON AREA COMMITTEE MEETING

NOVEMBER 25, 2009 2:00 PM

Lazaro Fire Station

Members Present: Bob Scott – Chair
Linda Brown – Co-Chair

Guests: John Noard, John Sanders, R.C. Ghormley and John Parker.

Bridge Options

Bob gave an update on costs associated with one of two options:

1. Replacement of the bridge at a cost of approximately \$750,000
2. Reinforce existing structure. Must meet CDOT standards in order to obtain a certification. Also need an estimate on sandblasting the underside of the bridge. Reinforcement would include permits, flagman, environmental impact reports, etc. Bob is continuing his research on this project.

Morley Crossing

Bob gave an updated report on the Morley Crossing easement with the BNSF Railroad. The BNSF again denied our petition to lease the Morley crossing, which seems a moot point since the BNSF has completely dismantled the crossing making it impossible for any type of vehicle to pass over the tracks. The alternative is the tunnel under the tracks at Exit 2. The POA currently has an easement to the West entrance of the tunnel, but ownership of the East access is unknown. R.C. volunteered to research and determine the current owner of the land on the east side of the tunnel. Bob will try to negotiate a lease for usage of the tunnel with BNSF. Linda will attempt to connect with Colorado's PUC Administrator for more options in obtaining that lease from BNSF. Bob volunteered to take any interested parties to the tunnel crossing on Saturday, November 27th at 2:00 pm.

Cattails/Ponds

Linda brought to the attention of the committee an inexpensive weed tool that proposes to cut the cattails off at the root line with little effort. Her husband has volunteered his backhoe to help pull out the cattails closer to the shoreline and haul them away. John Sanders asked if just leaving the cattails, as if they were in the wild, would be an option for the ranch. Linda will research to find out if, indeed, the cattails can be left alone without harming the pond and its habitat. John Noard presented an option of a chemical spray he found that is proposed to be safe for the environment. Bob has asked John to research it further for long term side affects and costs. Bob also asked Linda to contact the Greenlands Conservatory for their input on the cattail issue as well as the thistle problem.

Miscellaneous

Bob mentioned that the guard shack is in dire need of a new porch as soon as possible. Will ask the Board to put the costs into the Budget.

Community Center

John Noard presented the committee with future options on building a community center on the ranch. He has volunteered to look into various ways to get the center project going at as little cost to the POA as possible. When the Committee has more concrete options on this subject, they will be presented to the Board.

The meeting ended at 2:55 pm.