

**POA Board regular Meeting minutes
February 5, 2022 9:00 am at MOC**

Present: Bob L. Scott, Nancy Allred, Brian Jenkins, Carol Smith, Todd McBride, Rick Kinder, Deb Johnson, Jerry Peters, Carlin Craig.

Absent: none

Guests: Gene and Elsie Jurajda, Jerry and Dorothy Kirkwood, Donnie and Christa Perkinson, Bill Nielson, Ernie Parker, Sharon Sorenson, Vaughn Roundy, Kenneth Dixon, Tim Storey, Claudia Henning, Mike and Tonya Fornof, Bob and Liz Kreiman, Joe and Carmen Richards, Bob Dye, Missy Craig, Val Allred, RC Ghormley, Sue Downs, Bill and Maureen Latham, John Cantin, Ann Scott, David Moore, Randy Wichterman, Mary Bishop, Jeff Smith, Tracy Braddock, Marc and Sally Wilson, Craig Korth.

There were also approximately 7 virtual attendees.

Call to Order: 9:00 am

Proof of Notice: posted on web

Roll Call and Determination of Quorum: quorum achieved

Approval of Minutes: Minutes from December regular POA Board Meeting approved without changes.

Women's Group Announcement: Claudia Henning presented a history/photo book of SFTR activities over the past two years, which will be placed in the library portion at the MOC. A popcorn maker was also brought out to show, which the WG bought for usage at events at the MOC.

Committee reports:

A) Common Area/Community Preparedness (Brian Jenkins, chair)

A chain-of-title review of lots J-6 through J-10 was undertaken at the Las Animas County Clerk's Office and the Assessor's Office. The review showed that the five lots that comprise the "Conservancy Parcels" encumbered by the 40-year July 1, 2002 Lease were conveyed from "The Greenlands Reserve" to "The Santa Fe Trail Ranch Conservancy, LLC," on July 2, 2018. On information and belief, no notification of this transfer was given to the POA as the Lessee under the 2002 Lease. This title review was important as Section 4 of the 2002 Lease requires that the POA carry a policy of insurance to insure the Lessor in the event of any claims made due to any injuries on the conservancy parcels. After this research, the POA insurance policy was changed to reflect the current Lessor and copies of the policy certificate were given to the Lessor.

The SFTR Community Preparedness Handbook, which is available on the Ranch website, was last revised in Sept of 2021 and is a current and valuable resource that should be required reading for all residents. No further revisions were made since last Sept.

Question for the Board - Bob and Liz Kreiman sent a request that the Board consider creating a committee or single point of contact or hiring an outside entity to research and report back on the costs and prepare a feasibility study on making SFTR a secure, gated community. They presented their thoughts on why this is a concern and may be a challenge, but creating a long

term security plan is needed. After short discussion, the Board agreed to have a Committee be formed to serve this purpose. Bob Kreiman agreed to chair this Committee.

B) Forest Health and Wildfire Mitigation (FHWM) Committee (Marc Wilson, chair)

The “regrouping” of the FHWMC began in September and has established goals and mitigation projects that need to be done for the ranch’s health and safety. The Committee outlined the need for a larger budget to be able to have the CSFS do a risk assessment and create a Community Wildfire Protection Plan. The current CWPP can be found on the website under “COMMUNITY/FIREWISE INFO”. *The full, informative FHWMC report is attached to these minutes.*

Questions: Nancy A. discussed the 501c3, and why we used to have it but do not anymore. This may be looked into more by Marc... Clarification of a few items listed were also answered.

C) Communications (Deb Johnson, chair)

Many new features have been added to the www.santafetrailranch.com website, in order to keep communication about meetings, committees and groups up to date. There is now a calendar option available to offer schedules for events and meetings; Sharon Sorenson has created a great “Nearby Attractions” webpage; compilation of end-of-year minutes and updates on Legal disclosures; and new webpage that lists POA Committees and community groups - with individual webpages for each.

Soon will be an emailed newsletter to announce and direct readers to items on the website. This newsletter will be sent out every other month (opposite of the POA Meetings). Anyone interested in writing articles for the website are welcome to contact the committee... Virtual access is planned to continue for Board Meetings and any community informational events.

D) Finance (Nancy Allred, chair)

The year to date P&L comparison to budget was given to all - and are attached to these minutes. The reason the net cash is so high is due to the fact the POA dues are paid in January. The new budget was presented to the board, and was approved unanimously. *This shall be placed on the website, now that is has been approved.*

E) Roads (Todd McBride and Val Allred, co-chairs)

The recent small amounts of moisture this January has helped, but little work has been able to be done these couple months. Some problem areas have been bladed for washboards as well as minor snow plowing, and some minor repairs were needed after Metro work.

F) Grazing (Marty Pachelli, chair)

The Grazing Committee reviewed a report done by the District Conservationist of the USDA, after a field visit was done on the ranch in December. The report stated the ranch has been overgrazed and several recommendations were given in the report. *The full meeting minutes as well as the field review report can be found on the website under POA/meeting minutes.* The Committee recommended to the board that we not have grazing for at least a couple years, but will meet next year to reassess the ranch grazing areas. The County Tax Assessor has been in contact with Marty to reassure we will not lose our AG tax status if the land is allowed to rest,

but the committee will need to put a "Grazing Plan" in place for her. The Committee has also been in contact with Brad Craig and Bill Nielson (herbicide/assignment residents) regarding having a spring session at the MOC for information on identifying and killing of noxious weeds so they do not overtake the grazing grasses. This meeting will be announced on the website once it is scheduled.

The Board was given the email communication from Jodi Amato, the County Tax Assessor, and agreed to have no cattle grazing on SFTR for next year at least.

G) Covenants (Jerry Peters, chair)

There were two complaints in early December - one regarding modification to ranch roads and one about a stack of garbage next to a home; both owners responded quickly and the situations have been resolved.

Water System Status (Bob L. Scott)

Although this was a POA Board Meeting, there have been questions lately concerning the new Metro charge assessed to owners, whether they use the water system on the ranch or not. Bob Scott took time at this meeting to explain a bit of the history of the water system on SFTR. The system was initially started by a company called OPEC in 1997, but they did not do adequate work, and eventually went bankrupt. The ranch began working on the water with volunteers in 2004. The "Ditch Rats" were formed, and have put a lot of man hours into making our water system work, finding and repairing leaks, going to classes for certification, etc; John Sanders has been able to create a SCADA system to help locate leaks better and find a problem before too much water has been lost from our tanks. In the past 2 years, the Ditch Rats have done an estimated \$210,000 worth of volunteer labor (contractor costs would be much higher!). There is a need soon to replace 8.1 miles of water line, which costs \$25-35,000 per mile. The 3 water tanks also need to be resealed (\$50,000/tank), and these projects cannot be done with the budget they have. The Metro can charge an "availability" fee to all property owners, not just the users, and it was voted to do so by the Metro Board in their January 13, 2022 meeting.

This \$35/month/lot charge will begin at the start of next quarter.

Questions: Bob K. agreed the infrastructure was put in for all, but wondered if maybe those who are users should pay \$40/month and nonusers should pay \$30/mo. - Bob S said it is just much simpler to all pay \$35... Tracy B. asked for the rationale on having non users pay, and can she see a plan the Metro has for the work needing done - Bob said they do not have a plan at this point, and the rationale is that people that have been on the system have carried this burden for around 17 years. Those not on the system do have the availability to be on it if desired someday in the future... John Cantin said his thoughts are we all need to pay for availability.

Consideration of establishing a temporary 'Governance Document Review Committee'

Bill Nielson approached the board to consider having a temporary committee in place to review our current covenants and by-laws, as he felt there are a number of minor outdated items that should be considered for possible changes. The board voted to create this committee and Bill Nielson agreed to chair it.

10:30 am - Executive Session -The attendees were dismissed so the Board could go into executive session to review legal issues. Once the executive session was over the regular board meeting was adjourned at 10:40 am.

The next scheduled POA Board meeting will be April 2, 9:00am at the MOC.

Forest Health & Wildfire Mitigation Committee Report to POA Board

February 5, 2022

After the informal Sept 2021 “regrouping meeting”, the FHWMC has met three times.

The January meeting was cancelled due to Covid issues. **Next meeting is 2/17/2022.**

The goals of the committee are a continuation of the goals of original FHWMC. They are as follows:

1. Organize community wide mitigation and educational projects
2. Promote a healthy and resilient forest
3. Establish partnerships with community neighbors, POA committees, local government and emergency services
4. Renew and implement the CWPP
5. Apply for grants/funds for mitigation/education/forest health projects as these become known

The FHWMC has started work on three of the goals; however, a budget is necessary to implement some goals. Mitigation work and creating a new Community Wildfire Protection Plan (CWPP) are the main budget needs.

Mitigation projects:

The FHWMC wants to complete one to five mitigation projects each year. Going forward, selection of these projects is to be made chiefly from the list of priority projects outlined in the new CWPP.

The first project, Oak Park, was scheduled for January. However, due to liability and insurance concerns, that project has been temporarily stalled. Once these issues are resolved, the FHWMC would like to move forward with this (and other) projects (timing permitting).

Justification for \$4k per project.

\$3,000 Forestry Equipment Cost: ~\$300/hour (5 hours/mile * \$300/hr * 2 miles = \$3,000k)

\$100 Fuel for chainsaws, mowers, chipper, and slash removal to landfill.

\$400 Meals for 4 days for 20 *famished* volunteers each day

\$200 Trips to dump (and dump fee) to get rid of slash

\$200 Equipment repairs/maintenance & purchase of PPE, loppers etc.

\$100 Reseeding (if excessive ground disturbance) to prevent the growth of the non-native species that rapidly colonize and thrive on disturbed soils.

On-going discussion; community and board input sought:

- Doing more than a couple of miles/project will increase equipment and other costs.
- Should we aim for 5 projects a year? More? Fewer?
- How should projects be picked (transparency)? Some roadways/firebreaks mitigation needs are more obvious than others.
- How will we pick the contractor?

Note: Mitigated areas will need annual mowing or herbicide in order to maintain them.

Note: Many mitigation projects must be completed within a weather window to prevent the spread of ips and pine beetles. Mowing and herbicide application also have timing restrictions.

Community Wildfire Protection Plan (CWPP)

The CWPP needs to be renewed every five years and is a requirement for most grants.

Additionally, the CWPP contains a Risk Assessment, which is a requirement for our FireWise certification. A FireWise certification has numerous benefits including discounted insurance rates. The SFTR CWPP expires this year. The CWPP is a logical starting point for selecting places for road mitigation, fire breaks, and other projects.

Justification for the \$10k for CWPP

The Colorado State Forest Service is ready to start the Risk Assessment (\$296) and the CWPP as soon as the budget request is approved. For the CWPP, the CSFS charges \$74/hour and they estimated that the project could cost \$6000k (80hrs). We budgeted the maximum just to be on the safe side. This is a tentative quote; we have emailed Jared to get a tighter quote.

Grants

In January the FHWMC committee tried to apply for a Las Animas County Grant. Since the grant required a current 501c3 status, we attempted to partner with the Trinidad Community Fund organization so that we could use their 501c3 status. Unfortunately, we were still deemed unqualified since we are not actually in the process of obtaining our own 501c3.

Future goals under discussion:

- Plan at least one education/outreach event (e.g., presentation on wildland fire prevention or forest health, a ranch “Mitigation Tour” to look at areas that have been mitigated properly in comparison to areas with little to no mitigation).
- Renew relations with the FPPFD and other emergency services, neighbors and partners.
- Training opportunities (e.g. volunteer firefighting? smoke spotting? forest pest identification/treatment?)
- Contribute educational articles related to forest health and fire prevention to the new SFTR Newsletter and website.
- Provide more information, photos and resources for the FHWMC page on the SFTR website.
- Continue to research and apply for grants or other state/federal sources of funding as these become known.
- Chipping piles/chipping days?
- Acquire water trailers to station around the ranch (for rapid repose to a fire start)?

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2022

	Total Thru Jan YTD 2022	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads	168,805	168,805		168,805	0	
Annual Dues	376,896	376,896		376,896	0	453 Lots @ \$832 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-171,528	-8,320		-8,320	163,208	Projecting 10 lots @ \$832
Total GENERAL INCOME	<u>374,173</u>	<u>437,381</u>	<u>0</u>	<u>437,381</u>	<u>(63,208)</u>	
Covenant Violations	0	0		0	0	
Chipper Rental	165	0		0	165	
Processing Fees	2,700	4,000		4,000	(1,300)	
Grazing Lease	0	2,000		2,000	(2,000)	
Interest (general only)	30	1,000		1,000	(970)	
Finance Charges	0	4,000		4,000	(4,000)	
Lien Fees	0	300		300	(300)	
Total CASH	<u>377,068</u>	<u>448,681</u>	<u>0</u>	<u>448,681</u>	<u>(71,613)</u>	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	887	4,500		4,500	(3,613)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	0	25,000		25,000	(25,000)	
Total Committees	<u>887</u>	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>(29,113)</u>	
Administration						
Lien Fees	0	250		250	(250)	
Post Office	0	200		200	(200)	
Mileage	250	1,000		1,000	(750)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	134	4,500		4,500	(4,366)	
Income Taxes	0	300		300	(300)	
Accounting Services	600	8,700		8,700	(8,100)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	305	3,000		3,000	(2,695)	
Insurance	0	13,000		13,000	(13,000)	Renews in November
Legal	688	15,000		15,000	(14,312)	
Property Taxes	0	550		550	(550)	
Fees	0	400		400	(400)	
Total Administration	<u>1,977</u>	<u>56,900</u>	<u>0</u>	<u>56,900</u>	<u>(54,923)</u>	
Common Area						
Road Work	6,982	303,831		303,831	(296,849)	
Snow Removal	0	26,000		26,000	(26,000)	Any excess to be used where needed
Bldg/Equip	0	5,000		5,000	(5,000)	
Trash Removal	1,400	16,800		16,800	(15,400)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	0	650		650	(650)	Conservancy Lease
Utilities	301	8,500		8,500	(8,199)	
Total Common Area	<u>8,683</u>	<u>361,781</u>	<u>0</u>	<u>361,781</u>	<u>(353,098)</u>	
Total DISBURSEMENTS	<u>11,547</u>	<u>448,681</u>	<u>0</u>	<u>448,681</u>	<u>(437,134)</u>	
NET	<u>365,521</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>365,521</u>	
NET CASH	<u>365,521</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET
Cash in Bank						
Checking	21,250	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	189,305					
Certificate of Deposit	154,965					
Total Cash in Bank	<u>365,521</u>					
Total Accounts Receivable	<u>182,937</u>					

POA Board Regular Meeting Minutes
April 2, 2022 9:00am at MOC

Present: Bob L. Scott, Deb Johnson, Todd McBride, Jerry Peters, Nancy Allred, Carol Smith, Carlin Craig, Rick Kinder

Absent: Brian Jenkins

Guests: Rhonda Taillon, John Cantin, Ann Scott, Vaughn Roundy, Doug and Kiffin Brown, Joe and Carmen Richards, RC and Mary Ghormley, Jerry and Dorothy Kirkwood, Bill and Maureen Latham, Craig Korth, Tim Storey, Val Allred, Marc and Sally Wilson, Randy Horner, Mark Thomas, Bill Nielson, Sharon Sorenson, Ernie Parker

-There were also 8 virtual attendees.

Call to Order: 9:00 am

Proof of Notice: posted on web since October 2021; reminder on website

Roll Call and determination of Quorum: quorum achieved

Approval of Minutes: February Regular Meeting minutes approved without changes

Committee Reports:

A) Communications (Deb Johnson, chair)

A calendar is now available on the www.santafetrailranch.com website which offers dates and times for community events, committee and group meeting schedules, MOC Meet and Greets, etc.; A new newsletter "Ranch Ramblings" was sent out via email mid March, and plans to be every other month; Expenses have included usage fees for the Google workspace and IONOS, as well as a new computer needed... The Committee is committed to hosting a virtual option for Board Meetings going forward, as well as any community informational events, but are calling for more volunteers. Contact a committee member if you are interested.

B) Roads (Todd McBride and Val Allred, co-chairs)

So far this year, the Road Committee has spent approximately \$30,000 on roads - blading washboards, road basing about 1 mile on Elk Park, spot basing some rocky areas on Gallinas and road repairing after Metro leak repairs. YTD, snow plowing has been about \$6,000 - mostly a series of small snow events that require limited plowing. This time of year, plowing becomes more problematic with the warm weather and thawing of frozen roads. Tom Berry now has a smaller third truck for usage on small problem areas, which has been helpful.

C) Covenants (Jerry Peters, chair)

There have been no violations reported since the last meeting.

D) Forest Health Wildfire Mitigation (Jerry Peters, chair)

The informative report with updates and planned actions are attached.

Be aware there is a planned smoke spotting class in April - date and info TBA.

a) Volunteer insurance: the issue for the need of volunteer liability insurance has been several months in trying to get worked out. Jerry has obtained a quote for Workers Comp insurance for volunteers which would cost the POA \$350/year. If we can obtain this, there would

not need to be liability waivers. A motion was made to purchase this insurance if confirmation can be made by April 8. If we cannot get the worker's comp by then, then waivers will be used without additional insurance required. The motion was carried unanimously.

b) Equipment purchase: discussion centered around the possible purchase of 24 portable backpack-style water sprayers, which would be placed around the ranch with full time owners who are willing and able to use them if needed as first responders for lightning strikes and small brush fires, before the fire department is able to respond. These normally sell for \$250, but owner Paul Richter on the ranch has them available to the committee for \$75 each. For 24, it would be a cost of \$1,800. Some comments from Val Allred, John Cantin, and Bill Latham were expressed as far as the positive usage for small fires and for accessibility where larger vehicles are unable to get to; the fact they do not require a compressor; but they can be heavy. That many have water tanks and portable water sprayers already was noted, as well as the problem of obstructing the roads and area for the firefighters, the discussion ended with the motion not carrying. Paul Richter has these sprayers for the general public to buy at \$150 if anyone is interested...John Cantin also spoke about the current firehouse on the ranch becoming used more, with possibly some new equipment being brought in. John and his son Johnny and several others on SFTR are being trained as volunteer firefighters.

E) Finance (Nancy Allred, chair)

The current YTD to Budget report was available for all, and is attached to the minutes.

F) Community Preparedness/Common Area (Brian Jenkins, chair)

One of the north end dumpsters was damaged; a loading hatch was missing. A replacement hatch was fabricated and installed by our exceptionally talented volunteers. As of now, all the dumpsters are in good shape for our upcoming bear season. Great thanks to our ranch volunteers who work to keep everyone's life running smoothly.

Discussion as to whether or not the weed control should stay under the Common Area Committee or be moved to the FHWM Committee ended with the Board deciding to keep it as part of the Common Area.

The upcoming Noxious Weeds Program will be held Saturday, May 14th at the MOC starting at 10 am. Carol Rawle will talk about identifying and spraying weeds. There will be herbicide and sign up sheets for common areas needing volunteers. There will be Q and A opportunities. If you need herbicide, please contact Carol Smith so some can be reserved for you. All in person attendees will be asked to wear masks inside for this presentation.

G) Grazing (Marty Pachelli, chair)

A windmill contractor will be coming out within the next couple weeks to give an estimate on fixing the Cottonwood windmill.

H) Document Review (Bill Nielson, chair)

The first meeting of this committee was held March 12 to review all SFTR Governance Documents for possible update via changes, amendments or re-write. They will compare against changing State and County guidelines and consider owner input.

The committee plans to meet every two weeks and have set a June 4, 2022 deadline for submission to the POA Board for their review. Town hall type meeting(s) will be planned to discuss proposed changes before ballot mailings...More information can be found on the website under "POA/Committees/Governance Review" .

From the Floor:

Rhoda Taillon asked about exploring the benefits of a central dumpster enclosure. She expressed some owners' desire to have this to help ensure proper usage of the dumpsters and possibly have an area for recyclables... It was explained that the Board had looked into this and gotten some designs before (specifically see POA Board meeting minutes from Dec 5, 2020 and February 6, 2021), but it thought at that time that due to the expense, and with new locks on the dumpster hatches, that this topic would be tabled. The possibility to have recyclables, also discussed in the past, has an issue concerning who would pick up the recyclables, as there is no recyclable truck in Trinidad. Rhonda mentioned a place in Raton who may be willing to help us with this issue, and will check with them and report back her findings. The Board also responded that we do need to keep a closer eye on making sure contractors use on site dumpsters for their materials and that their refuse be taken off the Ranch.

Virtual users were disappointed in the fact the meeting was cut short inadvertently and this problem will be addressed in the Communications Committee next meeting.

Next Meeting 4 June 2022 at 9:00 am at the MOC

The Meeting was adjourned at 10:10 am

Forest Health and Wildfire Mitigation Committee Update

- Jerry Peters was nominated as the chair.
- The first stage of the Oak Park mitigation is complete. Ken Dixon used his equipment to widen the road to ~30ft (where possible) and John Cantin and his son Johnny chipped. Tom graded the road when the project was completed. The whole project took around 22 hours, and cost \$2,000. Ken donated 2 hours of his equipment time to the project. There is still approximately one mile remaining on Little Bear to Oak Park to complete.
- The committee is reviewing the CWPP recommended fuel break list to determine the next project. Future projects will have a thorough project description and will be put to bid. The issue of volunteers and liability needs to be resolved.
- The CSFS is working on the CWPP and plans to do the ranch assessments/site visits in the summer and to have the CWPP completed by the fall.
- The FPFDP has expressed interest in offering a smoke spotting class and said they will provide possible dates soon. Once we have the potential dates, we will coordinate with the MOC for availability. FPFDP would like to include Trinidad Lake Estates.
- The FHWM page on the SFTR website has been updated with the mission statement, points of contact, meeting tempo, and useful links. Eventually it will include upcoming projects and educational articles. The minutes are also on the website, in the minutes section. Additionally, an article was provided for the Ranch Ramblings.
- The chipper was used for the Oak Park Mitigation project and is currently at John Cantin's home. The FHWC is discussing how to maintain the chipper and other issues.
- The committee is researching the option of having small portable water trailers (and hand tools) stationed around the ranch during the fire season to enable rapid response to very small fires (e.g., a single lightning struck tree).
- The FHWMC budget is around \$17k. So far, \$2k has been put aside for the Oak Park mitigation project and \$6k for the CWPP.
- Meetings are on the third Thursday of each month - time and location varies.

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2022

	Total Thru March YTD 2022	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads	168,805	168,805		168,805	0	
Annual Dues	376,896	376,896		376,896	0	453 Lots @ \$832 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-71,703	-8,320		-8,320	63,383	Projecting 10 lots @ \$832
Total GENERAL INCOME	473,998	437,381	0	437,381	36,617	
Covenant Violations	0	0		0	0	
Chipper Rental	165	0		0	165	
Processing Fees	3,900	4,000		4,000	(100)	
Grazing Lease	0	2,000		2,000	(2,000)	
Interest (general only)	183	1,000		1,000	(817)	
Finance Charges	610	4,000		4,000	(3,390)	
Lien Fees	0	300		300	(300)	
Total CASH	478,856	448,681	0	448,681	30,175	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	1,528	4,500		4,500	(2,972)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	2,000	25,000		25,000	(23,000)	
Total Committees	3,528	30,000	0	30,000	(26,472)	
Administration						
Lien Fees	0	250		250	(250)	
Post Office	0	200		200	(200)	
Mileage	306	1,000		1,000	(694)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	2,562	4,500		4,500	(1,938)	
Income Taxes	273	300		300	(27)	
Accounting Services	1,800	8,700		8,700	(6,900)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	404	3,000		3,000	(2,596)	
Insurance	0	13,000		13,000	(13,000)	Renews in November
Legal	6,692	15,000		15,000	(8,308)	
Property Taxes	521	550		550	(29)	
Fees	0	400		400	(400)	
Total Administration	12,559	56,900	0	56,900	(44,341)	
Common Area						
Road Work	29,762	303,831		303,831	(274,069)	
Snow Removal	6,005	26,000		26,000	(19,995)	Any excess to be used where needed
Bldg/Equip	93	5,000		5,000	(4,907)	
Trash Removal	4,060	16,800		16,800	(12,740)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	0	650		650	(650)	Conservancy Lease
Utilities	2,983	8,500		8,500	(5,517)	
Total Common Area	42,903	361,781	0	361,781	(318,878)	
Total DISBURSEMENTS	58,990	448,681	0	448,681	(389,691)	
NET	419,866	0	0	0	419,866	
NET CASH	419,866	0	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	6,237	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	258,664					
Certificate of Deposit	154,965					
Total Cash in Bank	419,866					
Total Accounts Receivable	83,112					

**POA Board Meeting minutes
4 June, 2022, 9:00 am at MOC**

Present: Robert L. Scott, Nancy Allred, Deb Johnson, Todd McBride, Jerry Peters, Rick Kinder, Carol Smith,

Absent: Carlin Craig

Guests: Claudia Henning, Maureen Latham, Donald and Karyn Hobbs, Jack Hawkins, Gene and Elsie Jurajda, Mark Thomas, David Moore, Randy and Denise Wichterman, Vaughn Roundy, Maryanne Coelln, James Manietta, Kristin Alford, Marc Wilson, John Cantin, Bill Nielson, John Czikk, Ann Scott

There were 11 virtual attendees.

Call to Order: 9:00 am

Proof of Notice: Posted on website since October 2021; reminder on website and Nextdoor

Roll Call and Determination of Quorum: quorum achieved

Approval of Minutes: April 2, 2022, POA Meeting minutes approved without changes

Women's Group Announcement: The Annual SFTR picnic is scheduled for Saturday, July 2 at 11:00am -2:00pm. It will be held at the MOC building. Flyers are on the table at the MOC and are posted on the website for viewing.

Filling vacant POA Board seat: Brian Jenkins gave his notice of resignation to the board this past month due to Brian and his wife, Lisa, selling and moving from the ranch. The Board has selected Bill Latham to fill this vacated seat and finish the term of office for that seat. Bill accepted the position, and will also chair the Common Area/Community Preparedness Committee.

Committee reports:

A) Communications - (Deb Johnson, chair)

The Committee recently welcomed 5 new volunteers to help out at Board meetings and other events...A calendar option is available on the website, which offers dates and times for MOC and POA events, committees meetings, etc. Contact the Communications committee to add an event to the calendar. To check availability of the MOC for a ranch gathering or meeting, check with Carol Smith...Ranch Ramblings sent the second newsletter out in May, and will continue to do so every other month (opposite months of POA Board meetings)...Virtual options for Board meetings and various other programs are provided by this committee

The complete committee report including the YTD expenses are attached to this report.

B) Roads - (Todd McBride and Carlin Craig, co-chairs)

Through May, approximately \$66,000 (22%) of the road budget and \$6,000 (23%) of the snow budget has been spent. Spending will likely increase over the remainder of the year depending on availability of materials and trucks. It is noted that both Leone's and Andreatta's prices are increasing...Road base was applied to Elk Park from Oak Park to Mountain View, 1 mile on west end of Squirrel Lane, ½ mile on Antelope Run, ½ mile on the west end of Fisher's Peak (still in progress), and at the mailboxes and dumpster. A culvert extension was added on Timber

Park and one planned for Cottonwood by Turkey Creek. Blade work was done on several primary and secondary roads and numerous fixes after water leak repairs.

C) Covenants - (Jerry Peters)

A complaint about loose dogs has been addressed with a fine of \$500 assessed to the owners of the dogs. The board has not received a response to date.

D) Forest Health Wildfire Mitigation - (Jerry Peters, Chair)

Mitigation efforts have halted due to the Stage 2 fire ban and will not resume until late fall. CWPP (Colorado Wildfire Protection Plan) updating is ongoing.

-Volunteer Firefighters: John Cantin spoke of several requirements to become a volunteer firefighter, including having time and being physically capable. Time is 36 hours of initial training, plus extra regular training and calls. If anyone is interested in helping but unable to meet the requirements there are various other needs to be filled as well. Further questions can be addressed by contacting John Cantin or the PFPD...It was noted that a "Fire ready Drill and information" will take place Saturday, June 4 at the firehouse on the ranch.

E) Finance - (Nancy Allred)

Total cash in bank is \$405,564 with total accounts receivable being \$61,710...Processing credit card fees has gone up tremendously and will need to be addressed in the future. The increase in dues for this year will hopefully help with the increase in the Road Committees increased costs.

F) Common Area/Community Preparedness - (Bill Latham, chair)

The importance of keeping our dumpsters locked and trash not left outside of them was stressed. If any dumpsters are found to be damaged, this should be reported to Bill Latham without delay...Spraying of noxious weeds was discussed and owners should contact Bill Latham for herbicide and Bill Nielson for common road area spraying sign ups and information. There are 83.1 miles of roads, which are divided up into 128 segments for adoption to spray - there are about 20 segments still needing adopted. Contact information can be found on the website under "committees".

G) Grazing - (Marty Pachelli, chair)

The windmill on Cottonwood is fixed and running well. It filled both tanks in 2 days. Costs included 85ft of new galvanized well pipe, leathers, one new sucker rod, oil, and labor. The invoice shows the total cost as \$2,387.89. Marty will take the responsibility of turning the well on and off as needed.

From the Floor: Maryanne Coelln asked a couple questions pertaining to the weed spraying adopt the roads.. No other questions or comments were raised.

Meeting was adjourned at 9:30 am. Next meeting will be 6 August, 2022, at 9:00 at the MOC.

COMMUNICATION COMMITTEE REPORT: 6/4/2022

Features are available on the www.Santafetrailranch.com website, in order to keep communication about meetings, committees and groups up to date.

- We have 5 more volunteers that have offered to help out at the Board meetings and other events! We thank these individuals for raising their hands!
- A calendar option is available which offers dates and times for community events, committee and group meeting schedules, MOC Meet & Greets, etc. For MOC or POA events, please contact the Communication Committee to add to the website calendar. Email address: comcmte@santafetrailranch.com
- “Ranch Ramblings” newsletter sent mid-May. Ongoing efforts include future topics and updating email address’. Please send newsletter ideas to: comcmte@santafetrailranch.com
 - Next edition due mid-July
- The Communication Committee continues to host virtual options for Board Meetings, as well as any community informational MOC events, such as community awareness
 - If any individual wants to support an event, please contact the POA as well as the Communication Committee to sponsor the event and position it for SFTR advertisement on the website community calendar and/or notifications.

2022 EXPENSES:

DATE	EXPENSE	DESCRIPTION
		Initial Budget 4500.00
5/23/2022	150.00	SFTR Website Hosting ((Bare Communications (Fifth Wheel))
4/22/2022	150.00	Website Hosting ((Bare Communications (Fifth Wheel))
4/12/2022	321.72	Communications Committee Storage Cabinet
3/22/2022	150.00	SFTR Website Hosting ((Bare Communications (Fifth Wheel))
3/6/2022	\$21.00	IONOS - monthly fee for www.santafetrailranch.com
3/1/2022	\$90.00	Google monthly Workspace usage fees (6 users - Bill added 2/17)
2/22/2022	150.00	SFTR Website Hosting ((Bare Communications (Fifth Wheel))
2/6/2022	\$21.00	IONOS - monthly fee for www.santafetrailranch.com
2/1/2022	\$90.00	Google monthly Workspace usage fees (5 users)
1/24/2022	\$737.05	HP Pavillion 15 Laptop
1/6/2022	\$21.00	IONOS - monthly fee for www.santafetrailranch.com
1/1/2022	\$90.00	Google monthly Workspace usage fees (5 users)
1/1/2022	150.00	SFTR Website Hosting ((Bare Communications (Fifth Wheel))
Total	\$2141.77	

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2022

	Total Thru May YTD 2022	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads	168,805	168,805		168,805	0	
Annual Dues	376,896	376,896		376,896	0	453 Lots @ \$832 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-50,301	-8,320		-8,320	41,981	Projecting 10 lots @ \$832
Total GENERAL INCOME	<u>495,401</u>	<u>437,381</u>	0	<u>437,381</u>	<u>58,020</u>	
GENERAL EXPENSES						
Covenant Violations	500	0		0	500	
Chipper Rental	165	0		0	165	
Processing Fees	3,990	4,000		4,000	(10)	
Grazing Lease	1,360	2,000		2,000	(640)	
Interest (general only)	424	1,000		1,000	(576)	
Finance Charges	1,062	4,000		4,000	(2,938)	
Lien Fees	0	300		300	(300)	
Total CASH	<u>502,902</u>	<u>448,681</u>	0	<u>448,681</u>	<u>54,221</u>	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	2,149	4,500		4,500	(2,351)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	2,000	25,000		25,000	(23,000)	
Total Committees	<u>4,149</u>	<u>30,000</u>	0	<u>30,000</u>	<u>(25,851)</u>	
Administration						
Lien Fees	26	250		250	(224)	
Post Office	0	200		200	(200)	
Mileage	576	1,000		1,000	(424)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	3,959	4,500		4,500	(541)	
Income Taxes	273	300		300	(27)	
Accounting Services	3,500	8,700		8,700	(5,200)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	465	3,000		3,000	(2,535)	
Insurance	352	13,000		13,000	(12,648)	Renews in November
Legal	9,564	15,000		15,000	(5,436)	
Property Taxes	521	550		550	(29)	
Fees	0	400		400	(400)	
Total Administration	<u>19,237</u>	<u>56,900</u>	0	<u>56,900</u>	<u>(37,663)</u>	
Common Area						
Road Work	56,997	303,831		303,831	(246,834)	
Snow Removal	6,005	26,000		26,000	(19,995)	Any excess to be used where needed
Bldg/Equip	221	5,000		5,000	(4,779)	
Trash Removal	6,860	16,800		16,800	(9,940)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	0	650		650	(650)	Conservancy Lease
Utilities	3,869	8,500		8,500	(4,631)	
Total Common Area	<u>73,951</u>	<u>361,781</u>	0	<u>361,781</u>	<u>(287,830)</u>	
Total DISBURSEMENTS	<u>97,337</u>	<u>448,681</u>	0	<u>448,681</u>	<u>(351,344)</u>	
NET	<u>405,564</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>405,564</u>	
NET CASH	<u>405,564</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET
Cash in Bank						
Checking	24,286	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	226,160					
Certificate of Deposit	155,118					
Total Cash in Bank	<u>405,564</u>					
Total Accounts Receivable	<u>61,710</u>					

**POA Board Meeting Minutes
6 August, 2022, 9:00 am at the MOC**

Present: Deb Johnson, Jerry Peters, Bob Scott, Carlin Craig, Rick Kinder, Bill Latham, Carol Smith

Absent: Todd McBride, Mark Thomas

Guests: Bill Nielsen, Claudia Henning, Maureen Latham, Tim Storey, Gene and Elsie Jurajda, Randy and Terry Horner, Vaughn Roundy, Mark and Sally Wilson, Ann Scott, Tim and Pat Nash, Dave and Toni Moore, Lynn Parker, Sue Downs, Yancy Baer, Karl Terrel
There were 7 virtual attendees.

Call to order: 9:00 am

Proof of Notice: Posted on website since Oct 2021, reminder on website and Nextdoor

Roll Call and Determination of Quorum: Quorum achieved

Notice of POA Officer replacement: Nancy Allred tendered her resignation from the POA Board on July 16, due to moving to Santa Fe, New Mexico. The board has selected Mark Thomas to fill this vacated seat and finish the term of her office.

Approval of Minutes: June 4, 2022, POA meeting minutes approved without changes

Appointment of replacement POA Board Treasurer: Both Mark Thomas and Jerry Peters were nominated to fill the Treasurer position. Mark was appointed after a vote was taken by present Board members.

Committee reports:

A) Communications (Deb Johnson, chair)

-A calendar option is available which offers dates and times for community events, committee and group meeting schedules, MOC Meet & Greets, etc....For MOC or POA events, please contact the Communication Committee to add to the website calendar. Email address: comcmte@santafetrailranch.com

-The second "Ranch Ramblings" newsletter was sent mid-July. We are preparing for our September edition and would welcome contributions from our property owners! How about your favorite seasonal recipe? Wildlife photos? What have YOU learned about living in the mountains on SFTR that would be valuable to share with our community?... Please send newsletter ideas to: comcmte@santafetrailranch.com

-Our meetings include discussion for enhancements on our website, updates to current content and how we can best serve to enhance communication options on the ranch.

-The Communication Committee continues to host virtual options for Board Meetings, as well as any community informational MOC events, such as community awareness

-If any individual wants to support an event, please contact the POA as well as the Communication Committee to sponsor the event and position it for SFTR advertisement on the website community calendar and/or notifications...

Usual monthly expenses are costs for 5th wheel, Google, and IONOS, totaling \$279/mo.

B) Roads (Todd McBride and Carlin Craig, co-chairs)

-The Leone price increase went into effect July 1. Delivery charge is up 25% and material (road base) is up 9%. We use 10,000 to 12,000 tons per year. That equates to \$18,000 to \$20,000 per year for the ranch or about \$40 per lot.

-The road budget on the P&L shows \$181,477 remaining for the year. However, accounts payable to Heath Andreatta Company is approximately \$51,000 for May, June, and July which would reduce the budget figure to \$130,000 for the remainder of this year. We still have \$20,000 in the snow removal budget.

-New road base was put down on western Fisher's Peak Pkwy from Timber Park to the end, all of Antelope Run and one plus miles of upper Cottonwood Canyon.

-We will continue to put down new road base where needed depending on available trucks and material... Tom has done a lot of blade work on the primary roads and water leak repairs. The welcome moisture has increased the need to spend more time on the drainage ditches and culverts.

C) Covenants (Jerry Peters, chair)

No complaints since the last meeting.

D) Forest Health and Wildfire Mitigation (Jerry Peters, chair/report by Marc Wilson)

-CWPP Update: Paul Branson with the Colorado State Forest Service is starting our CWPP. Michelle sent our current CWPP to him, along with a list of the most important updates. She requested advanced notice from CSFS so that property owners can be notified and have sufficient time to prepare.

-Emergency Exits: Our committee has been researching alternate exits and talking to owners that have potential exit spots. Bill Latham will be assessing each one as well. This is ongoing and will be taken over with the Preparedness Committee.

-Water Tanks: There needs to be some clearing around the water tanks especially Tank 3, with large trees near it that could fall and damage the tank or create a lot of heat. Research indicated there are currently no easements for some of the water tanks except for Tank 1. Most likely, mitigating around the tanks will require owner permission.

{As a footnote, I explained to Marc after adjournment that the Metro has easements for all of its features, so owner permission is unnecessary, but any removal of large trees should be done with oversight by a Metro Board member. Bob Scott}

-Grants: Carmen and Joe Richards are looking into the availability of grants.

-Mitigation projects: We will begin scheduling fall mitigation projects when the committee meets in August.

-It is important to keep the chipper in good running order. John Cantin says the chipper needs new blades. Ken will work with Jerry Peters to get the money to get it fixed ASAP.

E) Finance

With few minor exceptions, we are still under budget on expenses. Our cash situation is looking good. The YTD P&L Comparison to budget can be seen attached to this report.

F) Common Area/Community Preparedness (Bill Latham, chair)

-There will be a Community Preparedness meeting August 10 at 6:00 pm at the MOC. All are invited to attend... There are only 2 ambulances for the Las Animas County and the need for us to be prepared for emergencies until an ambulance can come or the injured can be transported is necessary. First aid classes, ranch wide emergencies, etc. are being discussed.

-A CPR class is scheduled for September 26. Contact Bill for signing up and more info.

-All are encouraged to sign up for Code Red (formally reverse 911). Instructions are on the website.

-There will be a Common Area meeting August 24 at 6:00 pm at the MOC. Since the common Area of the ranch includes not only the Conservancy, but also the Common space such as the trash dumpsters, research has been done and is an ongoing issue to improve our dumpsters and the misuse of the area. All are reminded to not throw items such as brush, lumber, building supply into them and to not leave anything outside the dumpsters. There have been several incidents of bears getting into unsecured trash and those who have helped pick up this mess are thanked...RC Ghormley is thanked for his ongoing efforts to keep the metal lids and bolts in working order...Possibility of having a regularly scheduled recycle pickup is being checked out.

Weed Program (Bill Latham, Bill Nielsen)

-We have a bumper crop of weeds this year and all are encouraged to keep up the spraying (or digging) to keep on top of this. The Locust are particularly prolific along the roadsides and do best when sprayed with the TricopyR4 solution. Bill Latham has some of this just for locust as well as the mixture available for other weeds such as thistle. Contact him for your needs, and remember to return your bottles to him once empty.

-Bill Nielsen has the Adopt-A-Road list for spraying the common areas alongside the roads. If you wish to sign up or cannot remember if you have signed up in the past and what you are assigned, contact him...contact information and sign ups for Adopt-a- Road map can be found on the website under POA/Committees/Weed Control

G) Grazing (Marty Pachelli, chair)

-We have been very fortunate to have the great rains this summer. Grass is looking a lot better this year compared to the past 5 years...A lot of areas are putting on seed heads which haven't had the chance over the past 5 years. This should help the range health also. Rest rotation grazing plans are very effective to meet multiple objectives.

The grazing committee will be meeting this fall to go over next year's grazing plan.

Women's Group (Carol Smith, report)

Thanks were expressed to all who helped out and attended this year's Annual SFTR picnic.

Reminder of POA Board Nominations

Nominations are being accepted until Sat. August 13, 10 pm, for the POA Board openings. The instructions, forms, and viewing the nominees, can be accessed on the website.

From the floor:

-Carol Smith asked if the time used spraying weeds should be logged for Firewise records. Marc said he would check but to keep the logs in case they can be used for FireWise Mitigation.

- Randy Horner complained about the increasing amount of speeding happening on the ranch roads, wondering what can be done about it - perhaps more signs or other suggestions... Bob Scott said it has been an ongoing problem that has been worked on for many years; people ignore signs and it has been found that the better our roads are, the faster some people drive. If the sheriff is called the problem is not being able to document exactly how fast the vehicle was going. Suggestions of ways to deal with this are welcome, but so far it remains a difficult issue.

The meeting was adjourned at 9:40 am.

Next meeting is the Annual Owners Meeting at 9 am on October 8, 2022 at the MOC.

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2022

	Total Thru July YTD 2022	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads	168,805	168,805		168,805	0	
Annual Dues	376,896	376,896		376,896	0	453 Lots @ \$832 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-36,817	-8,320		-8,320	28,497	Projecting 10 lots @ \$832
Total GENERAL INCOME	<u>508,884</u>	<u>437,381</u>	0	<u>437,381</u>	<u>71,503</u>	
Covenant Violations	500	0		0	500	
Chipper Rental	165	0		0	165	
Processing Fees	4,020	4,000		4,000	20	
Grazing Lease	1,360	2,000		2,000	(640)	
Interest (general only)	786	1,000		1,000	(214)	
Finance Charges	1,471	4,000		4,000	(2,529)	
Lien Fees	0	300		300	(300)	
Total CASH	<u>517,185</u>	<u>448,681</u>	0	<u>448,681</u>	<u>68,504</u>	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	2,836	4,500		4,500	(1,664)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	2,000	25,000		25,000	(23,000)	
Total Committees	<u>4,836</u>	<u>30,000</u>	0	<u>30,000</u>	<u>(25,164)</u>	
Administration						
Lien Fees	65	250		250	(185)	
Post Office	0	200		200	(200)	
Mileage	594	1,000		1,000	(406)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	4,670	4,500		4,500	170	
Income Taxes	273	300		300	(27)	
Accounting Services	5,700	8,700		8,700	(3,000)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	853	3,000		3,000	(2,147)	
Insurance	652	13,000		13,000	(12,348)	Renews in November
Legal	9,632	15,000		15,000	(5,368)	
Property Taxes	521	550		550	(29)	
Fees	29	400		400	(371)	
Total Administration	<u>22,989</u>	<u>56,900</u>	0	<u>56,900</u>	<u>(33,911)</u>	
Common Area						
Road Work	122,354	303,831		303,831	(181,477)	
Snow Removal	6,005	26,000		26,000	(19,995)	Any excess to be used where needed
Bldg/Equip	4,862	5,000		5,000	(138)	
Trash Removal	9,660	16,800		16,800	(7,140)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	658	650		650	8	Conservancy Lease
Utilities	5,364	8,500		8,500	(3,136)	
Total Common Area	<u>148,902</u>	<u>361,781</u>	0	<u>361,781</u>	<u>(212,879)</u>	
Total DISBURSEMENTS	<u>176,727</u>	<u>448,681</u>	0	<u>448,681</u>	<u>(271,954)</u>	
NET	<u>340,458</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>340,458</u>	
NET CASH	<u>340,458</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET
Cash in Bank						
Checking	15,606	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	169,579					
Certificate of Deposit	155,273					
Total Cash in Bank	<u>340,458</u>					
Total Accounts Receivable	<u>48,227</u>					

SFTR POA Annual Meeting Minutes
8 October, 2022

Call to Order: 9:00 am

Board Members Present: Robert L. Scott, Todd McBride, Jerry Peters, Rick Kinder, Carlin Craig, Mark Thomas, Bill Latham, Carol Smith, and Deb Johnson who joined virtually.

Guests: 78 signed in and 15 joined virtually

Proof of Notice: The Meeting notice has been on the website since last October, noted in the August ballot mailing, and recent reminders placed on the website and NextDoor.

Roll Call: All Board Members present or virtual, and quorum is met.

Approval of Minutes: 6 August, 2022 meeting minutes approved without changes

Welcome Address:

Carol Smith welcomed all attendees, both in person and those joining virtually. She encouraged meeting and greeting neighbors, especially those who may be new friends you have not yet met. Ballots not yet turned in were given to her, and the ballot process quickly reviewed. The Annual Meeting agenda and presentations were explained, with attention to the Power Point slides that Bill Nielsen created for all to follow. The procedure for questions and discussion was also addressed.

Ballot Counters: Selected for ballot counting were volunteers Vaughn Roundy, Randy Wichterman, Tim Storey, and Darla Tollefson. Nancy Allred and Mark Thomas instructed them on the procedure in the Metro side of the MOC.

Committee Reports:

Communications (Deb Johnson, chair) - Report read by Bill Nielsen

Accomplishments highlighted in 2022 are:

- 1) Bi-Monthly newsletter which the CommComm has written content, continuing email management, and formatting for distribution
- 2) Offered technical support for virtual meetings and facilitate in-person experience
- 3) Education to new CommComm members
- 4) New calendar on the website which list ranch committee's meetings, SFTR community events - note you must be logged in to the website to access the calendar
- 5) In the process of modifying and reorganizing the SFTR website. In 2023 community meetings will be held to address website and communication topics for discussion
- 6) Meet once a month virtually and welcome new volunteers - send an email to comcmte@santafetrailranch.com Training is given.

The Communication committee continues to host virtual options for Board Meetings as well as other community informational events at the MOC.

The budget is on target with the expenditures.

Q) Tony Riley said he has experienced some glitches in the website when he tries to access owner and lot info for addresses. Bill said that will be checked out.

Roads (Todd McBride and Carlin Craig, co-chairs)

Tom Berry has been busy grading the primary roads for “chatter bars”. Lodge Pole and Timber Ridge were also graded; Fox Trail received approx ½ mile of new road base after water line replacement; Road base and water line repair was required on Mora Lane, Timber Ridge, and Elk Park - approx 1 mile; Road base was also done on Cottonwood Canyon and Mountain View, and more is scheduled for Trail Ridge.

There is \$176,000 remaining in the road budget and \$20,000 in the snow budget.

All are reminded to observe the speed limit, as it helps prevent chatter bars, as well as for safety for everyone.

*) The POA bought speed limit/slow down signs, which were put in place in various locations by Randy and Terry Horner - thank you!

Covenants (Jerry Peters, chair)

There have been no new covenant complaints since the last POA meeting until last evening.

This complaint involves three covenant violations and will be addressed.

Forest Health and Wildfire Mitigation (Jerry Peters, chair) - Marc Wilson with report

Marc gave a wonderful powerpoint presentation as he explained about the importance of mitigation to create safer passages out of the ranch in case of fires and also for safer daily travel around blind and dense curves and intersections. Projects highlighted were completed projects on Oak Park, tank #3, tank#2, Timber Park/Upper Gallinas, Alpine Meadows/Fisher’s Peak, and Old Mission/Fisher’s Peak. Before and after photos were shown and terrain problems, recommendations, mitigation equipment used and needed were part of the shared information. It is realized that the mitigated areas will need followup maintenance every few years, as the weeds and new growth are also fought. Grant applications are being worked on with thanks given to Michelle Blake and Carmen Richards for their work in this area. More volunteers are always appreciated and needed, both on the ground crews for cutting, hauling, and chipping, but also for lunches, snacks, grant applications and research. (Pdf version of presentation can be viewed on FHWM Committee page on website)

The Committee meets generally every third Thursday of each month at the MOC - all are welcome to join or come and bring concerns.

Q) Craig Korth asked if the POA Board is going to be supporting getting a side bush hog for use on the ranch for continued mitigation - The Board has not yet been presented with the specifics of a request for this.

*) Elsie Jurajda thanked the committee for clearing the intersection of Old Mission and Fisher Peak as it had been a very dangerous “blind” intersection.

CWPP Report - given by Carmen Richards

This report was done under the umbrella of the FHWM Committee. In the past, the foresters would consider whether or not a home was defensible or not, but now they are taking a more proactive role and providing training and recognizing the HIZ (“home ignition zone”). Forester Paul Branson recently spent 3 days on SFTR to assess 5 homes here. During these assessments he pointed out various things that need addressed, such as caulking cracks, putting screens on all vents (except dryers, which should be regularly cleaned), mitigation to decrease embers, etc. He noted that most homes that burned are touched by embers. He

stated that all parts of the SFTR Ranch are in “extremely high fire danger”. He will return in about a month to do further assessments. The dates for this will be announced once it is known.

It is stressed to get mitigation done around roadways, and the committee will be trying to get absentee owners to help with their own properties as well.

Everyone is highly encouraged to keep track of hours worked (labor, equipment, fuel, etc) that can be a help in calculating possible grants reimbursement in the future.

*) Joe Richards pointed out that when repairs on your home or buildings are done, you should look at fire retardant ratings of such items as paint, soffits, roofing, decking, etc.

Finance (Mark Thomas, chair)

The YTD Profit and Loss, POA balance sheet, and P&L comparison to budget up through August are attached to this report. Mark, being new on the board and as our treasurer, thanked Nancy Allred (past treasurer) and Abby Tamburelli (business office) for the help they have been and the work they have done. Abby continues to do a great job with both POA and Metro business... The end of September financials will be ready soon and will be posted on the website. It is noted that the POA owners are able to pay dues in full each year or can pay in 4x/yr increments. The majority of owners are current on payments. In November, those who are behind will be notified that if they are in arrears, the property will have a tax lien placed on it... At the end of the year if any budgeted item has money left over, it will be rolled into the roads fund unless it is needed elsewhere. Committee chairs will be asked in the coming month or two to present their budget to Mark for the preparation of the 2023 budget.

Mark emphasized how this ranch could not afford to do all we do and have if it were not for the volunteers base! Thank you to all!

Common Area (Bill Latham, chair)

Eight gallons of herbicide were distributed this year to combat the prolific weed growth. That amounts to over 2,000 gallons of herbicide solution once it is mixed with water. Good job to those volunteers spraying! Next year will be a concerted effort to tackle the locust and thistles and weeds on roadways and the conservancy. Bill reminded us to not just cut down the locust but to spray them, or they will multiply...Twin Enviro has a new truck which hopefully will not damage the trash bins as much. Thanks to Ken Dixon, Tim Nash and Rodney McAnear for working on broken bins; Also to those who pick up trash the bears have scattered. The committee is working on plans to try to get bins with lids that are easier to use.

Community Preparedness (Bill Latham, chair)

A ranch CPR class was well attended and future classes may be offered; thanks to the Women’s Group for purchasing a special first aid kit for the MOC and a stop bleed kit; reminder that we should all be prepared for ourselves up here on the ranch with first aid items on hand. The committee is continuing efforts for evacuation routes. Carmen Richards is working with Vermejo Ranch and Bill is working with Trinidad Lake Estates Ranch at this time for possible coordination of routes, these efforts combine the FHWM Committee and the Community Preparedness Committee working together. It is suggested that all residents become familiar with different routes from their homes to Exit 6 in case one way is closed off; have “go Bags”, leave early in an emergency, and take personal responsibility.

Q) Lynne Parker asked if a first Aid class will be offered. - it is in the works but not yet scheduled. Please contact Bill Latham if you have a resource person to teach this.

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

There was concern last year about the cattle overgrazing and not having water available when the summer and fall were so dry. In order to not rely on personal opinion of the SFTR owners, in December, Sammie Molinaro, District Conservationist for the National Resources Conservation Service of the USDA, was asked to visit SFTR for a field visit to assess the situation. He provided a detailed report to the SFTR which stated that the land had been overgrazed in the 2021 season and possibly in prior seasons. Other observations and recommendations were given, including that while the ranch is almost 17,000 acres, only 25% look feasible for grazing; the ranch can only sustain 40 animal units (approximately 80 cattle); the ranch needs to “rest” for up to three years during growing season; and there is a need for better water and mineral distribution to keep cattle from grazing in the same areas.

As a result of this professional evaluation, the POA Board terminated the lease with current rancher Dustin LaPlatt, and the Grazing Committee was formed. On January 25th the committee reviewed this report and discussed other related concerns such as appropriate fees charged for ranchers, managing the lease, addressing impacts of overgrazing such as erosion and noxious weed growth. It was recommended to the POA Board to rest the land for a minimum of 2 years, with periodic meetings to discuss the progress of recovery...It was noted that the rest time will not affect our Agricultural Tax status, as confirmed by the Las Animas County tax assessor...Marty hired a windmill contractor to fix the Cottonwood windmill and the POA paid \$2,400 for this repair. Marty has the responsibility to turn the well off and on as needed.

The Grazing Committee will meet next this fall or early 2023. All are welcome to come. The more detailed committee meeting discussion and USDA report can be found on the website under January 25, 2022 Grazing Committee minutes.

Women’s Group Report - Barb Wurfel

The Women’s Group is not a Committee, rather a group that meets usually every second Saturday of the month for any women from the ranch who enjoy camaraderie. We also have fundraising efforts to benefit Santa Fe Trail Ranch such as our logowear sales, and raffle items at our WG sponsored Ranch Annual summer picnic. Activities such as “field trips”, brunches, craft projects, providing food for Ditch rats and other needs, are also on our agendas at times. The Welcome Gals do a wonderful job of meeting with new residents, sharing information about the ranch and local area, as well as presenting a few logowear items. We also began a small library at the MOC, and host a Meet and Greet/Game night each Monday.

The next planned event is the Annual Fall Dinner, this year being “Chuck Wagon on SFTR” on November 12 at the MOC. The menu is to be Ribeye or Portobello on the grill, potato, and vegetables, appetizers, (and dessert provided by the Women’s Group). More details can be found on the website, with RSVP due October 29.

Anyone wishing to be on the email list, or wishing a welcome visit or more information about the group, contact Barb Wurfel or Carol Smith.

Metro Water System - Bob Scott

A slide show was presented by Bob Scott highlighting some of the Metro/Ditch Rat projects and work done on the ranch that benefits all the owners. Our water is pumped up to the ranch in five steps from Starkville to our 3 water tanks. Those 3 tanks each hold about 110,000 gallons of water. Before John Sanders built the SCADA system, monitoring water levels and finding leaks or problems was a big problem in itself. The SCADA system enables a faster and clearer picture as to when there's a leak and narrows the location better. Some of the problems the Ditch Rats have with leaks are the poor way the lines were put into the ground to begin with- among large rocks and alongside phone lines. As they work they try to locate phone lines ahead but sometimes accidentally cut them as they dig. This has cost between \$4,000 - \$14,000 to have the phone company repair, so they have learned to do this repair themselves - a tedious task. Since 4/5s of the water lines were not put in correctly (into rock) Bob explained how they lay fixed and replaced pipe with correct surroundings. This year they replaced 1 mile of water line as well as repairing many leaks. (it is noted that wherever they have replaced lines, they have not had further leaks there). They also tape a wire to any water line they put in so it can be located later if need be. Last year the Ditch Rats did \$90,000 worth of work. This year so far they have done \$75,000 and counting. That is a lot of savings to all of us!

From the Floor

Q) Tracy Braddock had asked why the proposed changes to the covenants are being put on hold based on the 'attorney advice' due to the lawsuit. - Bob Scott said since the lawsuit deals with covenant infractions, the attorneys advised no changes to be made at this time.

Q) George Gonzales asked about the status of the lawsuit and how much it has cost the POA. - The judge ruled in favor of the POA in regards to the lawsuit but the plaintiffs appealed. It is noted that the plaintiffs were to deliver their brief October 6 to the appeals court. The defendants (POA) are to respond by November 10. At his point the cost to the POA is in the mid 5 figures.

Q) Barb Wurfel asked if there was any way to keep persons on the ranch from speeding. - it is certainly a frustrating issue, hurts the roads and can be a safety hazard but there is no good solution

Q) Kelley Eden asked if there is still a moratorium on water taps. - it has been lifted at this point. Although it may happen again, if it does it is not expected to be a permanent problem for ranch residents.

Election Results

Jerry Peters - 76; Ken Dixon - 139; Joe Richards - 77; Bill Nielsen - 131; Bill Latham - 136
Write ins each received 2 votes - Tracy Braddock; Jerry Barnes; Terry Brown

The Board would like to express our thanks to Todd McBride and Jerry Peters for their time and contribution to the ranch as they served on the POA Board. We also appreciate all the candidates for being willing to be nominated and serve if elected.

Meeting adjourned at 10:45 am. There was a 15 minute break before the POA regular Board Meeting began.

Santa Fe Trail Ranch POA
Balance Sheet
As of August 31, 2022

	<u>8/31/2022</u>
Assets	
Current Assets:	
Checking Account	\$ 6,139
Money Market Account	175,970
Savings Account	155,273
Total Checking & Savings Accounts	<u>\$ 337,382</u>
Accounts Receivable	\$ 41,617
Total Current Assets	<u>\$ 378,999</u>
Fixed Assets:	
Vermeer Chipper:	
Cost	\$ 15,000
Depreciation	(15,000)
Net Vermeer Chipper	<u>\$ -</u>
Mailboxes:	
Cost	\$ 22,345
Depreciation	(13,362)
Net Mailboxes	<u>\$ 8,983</u>
Computer Equipment:	
Cost	\$ 1,815
Depreciation	(1,815)
Net Computer Equipment	<u>\$ -</u>
Security Systems:	
Security Equipment at Gate and Mailboxes:	
Cost	\$ 12,240
Depreciation	(8,340)
Net Security System at Gate	<u>\$ 3,900</u>
Security System at Building - Guard Shack:	
Cost	\$ 12,336
Depreciation	(1,106)
Net Security System at Building	<u>\$ 11,230</u>
Total Fixed Assets	<u>\$ 24,113</u>
Total Assets	<u>\$ 403,113</u>
Liabilities & Equity	
Liabilities:	
Accounts Payable	\$ -
Total Liabilities	<u>\$ -</u>
Equity:	
Retained Earnings	\$ 268,967
Transfer of Bridge to Metro	\$ (21,640)
Transfer of Metro Assets	\$ (43,000)
Net Income	\$ 198,786
Total Equity	<u>\$ 403,113</u>
Total Liabilities & Equity	<u>\$ 403,113</u>

Santa Fe Trail Ranch POA
Year-to-date P&L Comparison to Budget - Accrual Basis
As of August 31, 2022

	<u>Total</u>		<u>Over (Under)</u>	
	<u>Through</u>	<u>Budget</u>	<u>Budget</u>	<u>Notes</u>
	<u>August 2022</u>			
General Income:				
Carryover Reserve for Roads	\$ 168,805	\$ 168,805	\$ -	Carryover Reserve
Annual Dues	376,896	376,896	-	453 lots at \$832 per lot
Less: Reserve for Capital Improvements	-	(100,000)	100,000	Additional Reserve
Less: Change in Accounts Receivable	(30,208)	(8,320)	(21,888)	Projected 10 lots at \$832
Total General Income	<u>\$ 515,493</u>	<u>\$ 437,381</u>	<u>\$ 78,112</u>	
Other Income:				
Covenant Violations	\$ 500	\$ -	\$ 500	
Chipper Rental	165	-	165	
Credit Card Processing Fees	4,050	4,000	50	
Grazing Lease	1,360	2,000	(640)	
Interest Income	848	1,000	(152)	
Finance Charges	1,613	4,000	(2,387)	
Lien Fees	-	300	(300)	
Total Other Income	<u>\$ 8,536</u>	<u>\$ 11,300</u>	<u>\$ (2,764)</u>	
Total Income/Cash Available	<u>\$ 524,029</u>	<u>\$ 448,681</u>	<u>\$ 75,348</u>	
General Expenses:				
Committees:				
Community Preparedness	\$ -	\$ 500	\$ (500)	
Communications	3,430	4,500	(1,070)	
Covenants	-	-	-	
Forest Health/Wildfire Mitigation	2,301	25,000	(22,699)	
Total Committees	<u>\$ 5,731</u>	<u>\$ 30,000</u>	<u>\$ (24,269)</u>	
Administration:				
Lien Fees	\$ 65	\$ 250	\$ (185)	
Post Office	180	200	(20)	
Mileage	691	1,000	(309)	
Chipper Maintenance	135	-	135	
Bridge Inspection	-	10,000	(10,000)	
Credit Card Fees	5,121	4,500	621	
Income Taxes	273	300	(27)	
Accounting Services	6,300	8,700	(2,400)	Bookkeeping at \$600/mo., Annual CPA Review at \$1,000, Tax Return at \$500
Supplies	1,104	3,000	(1,896)	
Insurance	652	13,000	(12,348)	Renews in November
Legal	9,632	15,000	(5,368)	
Property Taxes	521	550	(29)	
Fees/Other	29	400	(371)	
Total Administration	<u>\$ 24,703</u>	<u>\$ 56,900</u>	<u>\$ (32,197)</u>	
Common Area:				
Road Work/Bridge/Culverts	\$ 127,376	\$ 303,831	\$ (176,455)	
Snow Removal	6,005	26,000	(19,995)	
Building/Equipment/Signs	5,497	5,000	497	
Trash Removal	11,060	16,800	(5,740)	
Weed Control	-	1,000	(1,000)	
Conservancy Lease	658	650	8	
Utilities	5,618	8,500	(2,882)	
Total Common Area	<u>\$ 156,213</u>	<u>\$ 361,781</u>	<u>\$ (205,568)</u>	
Total General Expenses	<u>\$ 186,647</u>	<u>\$ 448,681</u>	<u>\$ (262,034)</u>	
Net	<u>\$ 337,383</u>	<u>\$ -</u>	<u>\$ 337,383</u>	
Net Cash	<u>\$ 337,383</u>			
Cash In Bank:				
Checking	\$ 6,138			
Money Market Account	175,971			
Savings	155,273			
Total Cash In Bank	<u>\$ 337,382</u>			
Total Accounts Receivable	<u>\$ 41,617</u>			
Current Reserves:				
Carryover for Roads	\$ 168,805			
Reserve for Capital Improvements	100,000			
	<u>\$ 268,805</u>			

**Santa Fe Trail Ranch POA
Profit & Loss Year to Date
Through August 31, 2022**

	<u>8/31/2022</u>
Ordinary Income/Expense	
Income	
Annual Dues	\$ 376,896
Processing Fees	4,050
Interest Income	848
Finance Charges	1,613
Grazing Lease	1,360
Lien Fees	-
Conservancy Trust Fund	-
Covenant Violation Fine	500
Other - Chipper Rental	165
Total Income	<u>\$ 385,432</u>
General Expenses	
Committees	
Community Preparedness	\$ -
Communications	3,430
Covenants	-
Forest Health/Wildfire Mitigations	2,301
Total Committees	<u>\$ 5,731</u>
Administrative Expenses	
Lien Fees	\$ 65
Post Office Expense	180
Mileage Expense	691
Chipper Maintenance	135
Accounting	6,300
Bridge Inspection	-
Credit Card Fees	5,121
Income Taxes	273
Supplies	1,104
Insurance	652
Legal Fees	9,632
Property Taxes	521
Other	28
Total Administrative Expenses	<u>\$ 24,702</u>
Common Area	
Road Maintenance	\$ 127,376
Snow Removal	6,005
Building/Equipment/Signs	5,497
Trash Disposal	11,060
Weed Control	-
Greenlands Lease	658
Utilities	5,618
Total Common Area	<u>\$ 156,213</u>
Total Expenses	<u>\$ 186,646</u>
Net Income)Loss)	<u><u>\$ 198,786</u></u>

POA Regular Board Meeting Minutes
8 October 2022, 11:00 am
Metro Operations Center

Directors: Robert L. Scott, Carlin Craig, Rick Kinder, Mark Thomas, Carol Smith, Bill Latham, Bill Nielsen, Ken Dixon, and Deb Johnson (joining virtually).

Call to order - 11:00 am

Proof of Notice - notice posted on website

Roll Call/determination of quorum - all members present, quorum achieved

Election of Officers results-

Bob Scott - President

Rick Kinder - Vice President

Mark Thomas - Treasurer

Carol Smith - Secretary

Committee Chair assignments -

Roads - Carlin Craig

Common Area/Community Preparedness - Bill Latham

Communications - Deb Johnson

Covenants - Rick Kinder

FHWM - Ken Dixon

Finance - Mark Thomas

Grazing - Marty Pachelli (Carol Smith, member)

Selection of meeting dates for this next term -

December 3, 2022

February 4, 2023

April 8, 2023

June 3, 2023

August 5, 2023

October 7, 2023 {Annual Meeting, followed by Regular POA Meeting}

New Business -

*Carmen Richards presented information concerning a Grant Partnership with Vermejo that the FHWM committee is working on. Other grants are being investigated for SFTR, and some may require monetary assistance from the POA for equipment. Once more is known, this will be presented to the board at a later date.

*No further new business.

Meeting was adjourned at 11:15 am

POA Regular Board Meeting Minutes
3 December 2022, 9:00 am
Metro Operations Center

Directors present: Robert L. Scott, Deb Johnson, Bill Nielsen, Rick Kinder, Carlin Craig, Ken Dixon, Mark Thomas, Bill Latham, Carol Smith

Call to order: 9:00 am

Proof of Notice: posted on website

Roll Call/Determination of Quorum: All present; quorum achieved

Guests Present: Patty Thomas, Nanci Dixon, Scott and Darla Tollefson, Randy Wichterman, Jerry Peters, Joe and Carmen Richards, Bill and Stacy Volhein, Deb Roberts, Sue Downs

Approval of 8 October 2022 Meeting Minutes: Approved without changes

Committee reports:

A) Communications (Deb Johnson, chair)

The committee continues to provide the Ranch with excellent communication through their many tasks including a Bi-Monthly Ranch Ramblings Newsletter, the SFTR website, technical support for virtual meetings, and educational training to new CommComm members. They are in the process of modifying and reorganizing the SFTR website. 2023 will bring invites to interactive community meetings, where they will address website and communication topics for discussion.

The latest Ramblings newsletter includes a link for a survey about ranch social media options - all are encouraged to make their voice heard by completing this survey.

The committee is hoping for more volunteers. Training will be provided. If interested, email them at comcmte@santafetrailranch.com

A budget increase request was submitted for 2023 for website updates and equipment used for meeting facilitation.

B) Roads (Carlin Craig, chair)

The main routes continue to be graded for washboarding and ditch maintenance; numerous water line patches and replacements were graded and repaired as well. (Observing speed limits greatly reduces the creation of washboards!) Road base was applied to Mt. View, Timber Ridge, Ptarmigan Court, and Old Mission Ridge. Snow removal was required 3 days in November which will reduce the budget by approx. \$3500. Tom Berry worked 18 hours on Thanksgiving Day to clear our main routes. Many thanks to him for his outstanding effort.

C) Covenants (Rick Kinder, chair)

Calls regarding rules about building new structures have been taken from owners.

D) Forest Health and Wildfire Mitigation (Ken Dixon, chair)

The Committee has been active in not only mitigation projects but in assessing needs and planning for future projects. Member *Scott Tollefson* reported several areas have been mitigated to date for blind curves, as well as the areas around the three water tanks, the MOC, and the Cottonwood trash bins. All owners are encouraged to report to the committee about blind curves needing addressed. If any owner wishes to mitigate their own property (~50 feet around their home or 20 ft at roadway), they can drag the wood to the roadway and notify the committee, who will help get it chipped.

Member *Stacy Volhein* explained that in January 2023 there plans to be a place on the website in which owners can keep track of “in kind” work done for mitigation on their property. This will enable immediate reporting, ongoing reporting, and it will all go into the database so the committee can see the progress being made and will aid in grant writing and firewise compliance.

“Blinking” of electricity in many homes on the ranch lately is being checked by San Isabel. If you have been having this issue, you should call San Isabel to report so they know the problem area extent. It is believed to be a tree limb hitting against a line. If anyone sees this issue, call San Isabel. We are not to trim around lines, as San Isabel will do so if needed.

The next FHWMC meeting will be January 19th at 6 pm at the MOC. All are welcome.

E) Finance (Mark Thomas, chair)

The balance sheet for October and P&L for October were reviewed, showing Total Assets/Total Liabilities and Equity as of October 31,2022 of \$333,174. The P&L through October 31 shows a net income of \$128,847. As the 2023 tentative budget was presented, there are several items to note.

- 1) We have lost almost \$1,400 in credit card fees compared to what we have charged in processing fees. The current SFTR charge is \$30/year/lot if paying by credit card.
- 2) To keep pace with finances, expenses, and inflation, the Board can raise the annual dues by the CPI, which is next due out around December 13. Currently the CPI is at 7.7%. Currently the dues are \$832/lot. If increased by 7.7%, the dues would increase by \$64, which would mean each lot would be assessed \$896 per year for dues.
- 3) Carryover is usually added for Roads, but the new budget would carryover \$15,000 to the FHWMC, with the remainder carryover going into the Road budget.
- 4) An increase in pay for Abby Tamburelli is shown in the tentative budget.
- 5) There is a total of \$14,528.48 that is past due that are not under active payment plans; these lots have had liens placed or will be placed if not brought current.

Once the budget is finalized, it will be placed on the SFTR website and can be viewed under “About/Legal Disclosures”. The 2023 Budget Summary and YTD P&L is attached.

F) Common Area/Community Preparedness (Bill Latham, chair)

With the need to battle Locust as well as the thistle and other weeds on the ranch, and to especially target the Conservancy, there may be a need to increase the committee budget to buy more chemicals. 2023 plans are to have a concerted effort in weed and Locust control.

Topar has agreed to design and present an estimate for creating smaller lids within the top lids of the dumpsters which will be easier to handle. *Rodney McAnear* has put some handles on some of the dumpsters which were damaged.

Efforts for emergency preparedness are ongoing. An AED has been purchased by the Women's Group and will be placed at the MOC. Plans are to have CPR and First Aid classes in 2023.

Motions:

Several motions were brought forth from the Board Members and voted on.

- 1) To increase Abby Tamburelli's pay from \$600/month to \$660/month.

This passed unanimously by the Board

- 2) To give Abby an end of the year bonus of \$750

This passed unanimously by the Board

- 3) To give Tom Berry an end of the year bonus of \$750

This passed unanimously by the Board

- 4) To increase the Annual Dues by the November 2022 CPI (due out December 13)

This passed unanimously by the Board

- 5) To increase the processing fee for those under a payment plan for Annual Dues to \$40 from the current \$30 per year.

There was discussion with clarification that this would apply to all who are doing a payment plan, whether paying by check or credit card, and it would be a yearly fee, not a fee with each payment. Those who pay in full each year would not incur this fee.

After this discussion, the motion passed unanimously by the Board

New Business:

Bill Nielsen shared that the CCIOA Revised Statute 38-33.3-209.7 states that associations shall provide education to owners at no cost at least annually as to the general operations of the association and the rights and responsibilities of owners, the association, and its executive board under Colorado law.

Bill presented a proposed program outline which would include Governing Documents, Tools, SFTR Activities, and SFTR Services. The approach this committee or group would take is to solicit volunteers to identify topics and develop presentation material, create an Owner's Education page on the SFTR website, supplement the website with periodic ranch Ramblings newsletter articles and offer 1-2 townhall type sessions annually for sharing information and offer Q and A time.

After discussion with the Board members and from the floor, it was decided to have this group be a program rather than a committee at this time. A motion was put forth to create an "Owners Education Program" to comply with the State Statute. This was unanimously passed by the Board. Bill Nielsen will head this group.

Anyone interested in being a part of this group should contact Bill Nielsen.

No further new business or comments from the floor were presented.

Meeting adjourned at 10:05 am.

Next POA Board Meeting will be 4 February 2023 at the MOC at 9:00am

Santa Fe Trail Ranch POA

2023 Budget Summary

	<u>Annual Budget</u>	<u>Notes</u>
General Income:		
Carryover Reserve for Roads - Estimated as of 12-31-22	\$ 156,661	The actual amount will be based on final accounting at the end of 2022 - it has been the practice of the Ranch since 2005 to allocate any excess carryover from year to year for road maintenance
Carryover Reserve for Forest Health and Mitigation	\$ 15,000	This is carrying over from 2022 due to expanded efforts planned for 2023 to improve the Ranch for all owners
Reserve for Future Projects	\$ (105,173)	This is a general reserve for future projects which have yet to be identified and could be used for expanded Road Maintenance and Improvements or other projects approved by the Board that can benefit the Ranch
Annual Dues	\$ 405,888	453 lots at \$896 per lot - this is an estimated amount based on the October 2022 CPI of 7.7% resulting in a \$64 ANNUAL increase per lot - the actual adjustment will be based on the November 2022 CPI which is expected to be released on around December 13, 2022
Less: Change in Accounts Receivable	\$ (12,500)	Projected 10 lots at \$896 as uncollectible plus a additional reserve of \$3,540
Total General Income	\$ 459,876	
Other Income:		
Covenant Violations	\$ 500	Estimated/Placeholder - No specific issues currently known
Processing Fees/Credit Card Processing Fees	\$ 5,400	We lost almost \$1,400 in credit card fees compared to what we had charged in processing fees in 2022, so the processing fee will be increased in 2023 from \$30 per lot to \$40 per lot for those owners who choose to pay their dues on a payment plan. The processing fees can be avoided by owners by paying annual dues in full by January 31, 2023.
Grazing Lease	\$ -	Currently, it is assumed that the Ranch will be in a resting period for 2023 and therefore no grazing lease income will be received. However, this is still under the pervue of the board of directors and there is further dicussions to be had regarding grazing in 2023.
Interest Income	1,400	Interest of cash balances - Estimated ofmr 2023
Finance Charges	\$ 2,000	Estimated - this is the fees charged to past due balances on our receivables if the owner is not paying according to an agreed upon payment plan

**Santa Fe Trail Ranch POA
2023 Budget Summary**

	Annual Budget	Notes
Lien Fees	\$ 300	Estimated - this is the fees charged if we need to file a lein on a past due receivable balance
Total Other Income	\$ 9,600	
Total Income/Cash Available	\$ 469,476	
General Expenses:		
Committees:		
Communications	\$ 8,048	See Detailed Breakdown
Forest Health/Wildfire Mitigation	\$ 27,300	See Detailed Breakdown - This now includes the Community Preparedness Expenses for Chemicals
Total Committees	\$ 35,348	
Administration:		
Lien Fees	\$ 250	Estimated based on past actuals
Post Office	200	Estimated based on past actuals
Mileage	1,000	Estimated based on past actuals
Bridge Inspection	10,000	Carried over from 2022
Credit Card Fees	5,900	Estimated based on past actuals
Income Taxes	300	Estimated based on past actuals
Accounting Services	10,420	See Detailed Breakdown
Supplies	3,000	Estimated for Office Supplies and Misc Items
Insurance	7,500	Estimated based on past actuals
Legal	15,000	Estimated based on past actuals
Property Taxes	550	Estimated based on past actuals
Total Administration	\$ 54,120	
Common Area:		
Road Work/Bridge/Culverts	\$ 317,250	See Detailed Breakdown
Snow Removal	\$ 30,000	Estimate/Placeholder - Weather Dependent
Building/Equipment/Signs	5,500	Estimated based on past actuals
Trash Removal	\$ 18,000	Based on 2022 actual expenses plus and expected 7% increase due to increased fuel costs
Conservancy Lease	658	Estimated based on past actuals

**Santa Fe Trail Ranch POA
2023 Budget Summary**

	Annual Budget	Notes
Utilities	\$ 8,600	Based on 2022 actual expenses plus and expected 7% increase due to increased energy costs
Total Common Area	\$ 380,008	
Total General Expenses	\$ 469,476	
Net	\$ -	

**Santa Fe Trail Ranch POA
Profit & Loss Year to Date
Through October 31, 2022**

10/31/2022

Ordinary Income/Expense

Income	
Annual Dues	\$ 376,896
Processing Fees	4,050
Interest Income	1,252
Finance Charges	1,911
Grazing Lease	1,360
Lien Fees	-
Conservancy Trust Fund	-
Covenant Violation Fine	500
Other - Chipper Rental	165
Total Income	<u>\$ 386,134</u>

General Expenses

Committees	
Community Preparedness	\$ -
Communications	4,000
Covenants	-
Forest Health/Wildfire Mitigations	2,000
Total Committees	<u>\$ 6,000</u>

Administrative Expenses

Lien Fees	\$ 65
Post Office Expense	180
Mileage Expense	720
Chipper Maintenance	894
Accounting	7,500
Bridge Inspection	-
Credit Card Fees	5,441
Income Taxes	273
Supplies	1,257
Insurance	3,396
Legal Fees	9,632
Property Taxes	521
Other	28
Total Administrative Expenses	<u>\$ 29,907</u>

Common Area

Road Maintenance	\$ 189,236
Snow Removal	6,005
Building/Equipment/Signs	5,497
Trash Disposal	13,860
Weed Control	-
Greenlands Lease	658
Utilities	6,124
Total Common Area	<u>\$ 221,380</u>

Total Expenses	<u>\$ 257,287</u>
----------------	-------------------

Net Income (Loss)	<u><u>\$ 128,847</u></u>
--------------------------	--------------------------