

ROAD COMMITTEE MEETING

4/20/19

FINAL MINUTES

Committee Members present – Todd McBride, Val Allred (co-chairs), Vaughn Roundy, and Jeff Smith

Guests – Claudia Henning, Jerry Peters, Elsie Jurajda, Eugene Jurajda

Meeting started at 10:00 a.m. at the SFTR fire station

DISCUSSION

1. Grant - Val referred to a new Colorado State Grant that was awarded to the county for a 1 year period to maintain/improve county roads. The contractor performing work under this grant is Leone Sand and Gravel, the same contractor SFTR uses for supplying/dumping road base for SFTR road maintenance. This contract may have an influence on the ability of Leone to supply SFTR needs for road base over the next year. The road committee will pursue encouraging Leone to hire extra drivers if it appears our maintenance efforts are significantly affected.

2. Budget – Road committee budget for CY2019 is \$306k, with an additional \$26k for snow removal. Of this amount, to date \$18k has been spent on snow removal and approximately \$14.6 k on road related activities. The committee will divert approx. \$6k to the snow removal budget from the road budget to cover additional snow removal prior to the end of the year.

3. Road Maintenance – For 2019, four major roads on SFTR are planned to have road base added. They are: Little Bear (Oak Park to Vista West), Mt. View (Cottonwood to Timber Ridge), (Cottonwood, from Fisher Peak to Elk Park,) and (Timber Park (From Fox trail east for approx. 1.25 miles). In addition, many smaller, secondary roads will have road base applied to dead end roads, which have shown need. Several sections of road were suggested by guest comments to check for adding to the maintenance schedule, including a 200 ft. section on Cottonwood above the turn on Hidden Wood that gets very muddy during precipitation events.

4. Culverts – At least 2 known culverts which have become plugged are scheduled to be replaced. Four additional culverts will be purchased and installed as time permits. The culvert at Coyote is bent on the end from vehicles driving over it. This has been repaired in the past. The committee will consider installing delineator posts with reflectors such as those used on Little Bear to warn drivers away from the culvert. A suggestion was made to consider an “adopt a culvert” program, for residence residing

close to culverts to periodically check culvert entrances to make sure they are not accumulating debris. Trash racks have been considered in the past but maintenance is believed to be an issue.

5. Cul-de Sacs – Several cul-de-sacs are planned to be widened and at least one new one installed to allow the road grader to turn around at the end of dead end roads on the ranch.

Meeting adjourned at 11:20 a.m.

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2019

	Total Thru March YTD 2019	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	189,865	189,865		189,865	0	
Annual Dues	342,921	342,921		342,921	0	453 Lots @ \$757 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-95,128	-7,570		-7,570	87,558	Projecting 10 lots @ \$757
Total GENERAL INCOME	437,659	425,216	0	425,216	12,443	
Grazing Lease	0	5,000		5,000	(5,000)	
Interest (general only)	176	1,700		1,700	(1,524)	
Finance Charges	536	2,200		2,200	(1,664)	
Conservancy Trust Funds	0	500		500	(500)	Weed Control
Lien Fees	0	350		350	(350)	
Processing Fees	2,465	2,500		2,500	(35)	Assumes 125 @ \$20
Other	0	1,000		1,000	(1,000)	NSF Fee & Chipper rental - Not Budgeted
Total CASH	440,836	438,466	0	438,466	2,370	
GENERAL EXPENSES						
Admin - Accounting Services	1,800	8,200		8,200	(6,400)	Accounting = \$600/mo, Annual CPA review = \$1000
- Supplies	531	2,500		2,500	(1,969)	Office supplies
- Insurance	0	8,000		8,000	(8,000)	Renews in October
- Legal	-43	10,000		10,000	(10,043)	
- Property Taxes	496	500		500	(4)	
- Credit Card Fees	1,115	2,400		2,400	(1,285)	
- Other	733	2,500		2,500	(1,767)	Lien Fees, Income taxes, postage
Total ADMIN	4,631	34,100	0	34,100	(29,469)	
Common - Road Work	5,845	306,255		306,255	(300,410)	
- Snow Removal	18,155	26,000		26,000	(7,845)	Any excess to be used where needed
- Bldg/equip	0	25,000		25,000	(25,000)	
- Trash Removal	4,200	16,800		16,800	(12,600)	
- Weed Control	0	500		500	(500)	
- Greenlands	0	750		750	(750)	Conservancy Lease
- Utilities	720	4,500		4,500	(3,780)	Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	28,920	379,805	0	379,805	-350,885	
Communications	51	1,000		1,000	(949)	
Covenant Committee	0	500		500	(500)	
Forest Health & Wildfire Mitigation	0	22,561		22,561	(22,561)	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	500		500	(500)	
Total COMMITTEE EXPENSE	51	24,561	0	24,561	(24,510)	
Total DISBURSEMENTS	33,602	438,466	0	438,466	-404,864	
NET	407,234	0	0	0	407,234	
NET CASH	407,234	0	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	14,351	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	241,071					
Certificate of Deposit	151,812					
Total Cash in Bank	407,234					
Total Accounts Receivable	107,467					

Common Area/Community Preparedness Committee Meeting

May 18th, 2019

*Attending: Linda Brown - Chair
Todd McBride - Co-Chair
Kim and Rich Hoffman
Jerry Peters
Bob and Liz Kreiman*

Community Preparedness:

Discussion of what needs to be done in updating the Community Preparedness Handbook. Removing the Hotline number in instances where it is referenced as a designated procedure. Removing Area Leaders and replacing those with volunteers willing to be referenced as a CPC (Community Preparedness Committee) representative, following up on phone calls from residents reporting a possible emergency that could affect the entire ranch. (i.e., Smoke/Fire, flooded out/damaged road, suspicious characters, etc.) The CPC rep will do the follow up on the report with the appropriate connections.

We will post the list of reps as soon as we have enough volunteers to go ahead with this plan.

Bob and Liz Kreiman took advantage of a small acreage class at TSJC and came back with some great knowledge regarding fire mitigation/defensible space around houses/properties. They have a brochure that they will be sharing with the committee to be included in the new handbook.

Bob also brought up the fire break issue along the Vermejo and Wooton adjacent properties. Further discussion is needed and should include the FHWM Committee.

Common Area: Conservancy:

Discussed several new options for ridding the ponds of cattails. Linda Brown received information on a new weed killing product specially formulated for ranchers and farmers from Chad Andreatta. A plan to implement this task, pending POA approval, was devised by the committee and all agreed to present it to the Board at the next meeting on June 1st.

Common Area: Dumpsters:

Linda Brown presented her recent contact information to Twin Enviro regarding the damaged dumpsters. It's a wait and see issue as of now. No alternative plan was discussed at this time.

Jerry Peters would like to see the north side dumpsters set in a more aesthetically pleasing pattern. From the 1-25, they seem to be scattered and doesn't reflect well on the ranch. He proposed that when the old Metro trailer is removed from it's location, we move the dumpsters there where they are out of sight.

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2019

	Total Thru Sept YTD 2019	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	189,865	189,865		189,865	0	
Annual Dues	342,921	342,921		342,921	0	453 Lots @ \$757 per lot
Less: Reserve for Capital Improvements	-7,450	-100,000		-100,000	(92,550)	New Website
Less: Change in Accounts Receivable	-27,367	-7,570		-7,570	19,797	Projecting 10 lots @ \$757
Total GENERAL INCOME	497,970	425,216	0	425,216	72,754	
GENERAL EXPENSES						
Grazing Lease	0	5,000		5,000	(5,000)	
Interest (general only)	606	1,700		1,700	(1,094)	
Finance Charges	2,631	2,200		2,200	431	
Conservancy Trust Funds	0	500		500	(500)	Weed Control
Lien Fees	493	350		350	143	
Processing Fees	2,465	2,500		2,500	(35)	Assumes 125 @ \$20
Other	492	1,000		1,000	(508)	NSF Fee & Chipper rental - Not Budgeted
Total CASH	504,657	438,466	0	438,466	66,191	
GENERAL EXPENSES						
Admin - Accounting Services	6,400	8,200		8,200	(1,800)	Accounting = \$600/mo, Annual CPA review = \$1000
- Supplies	1,787	2,500		2,500	(713)	Office supplies
- Insurance	8,104	8,000		8,000	104	Renews in October
- Legal	-43	10,000		10,000	(10,043)	
- Property Taxes	496	500		500	(4)	
- Credit Card Fees	2,073	2,400		2,400	(327)	
- Other	1,593	2,500		2,500	(907)	Lien Fees, Income taxes, postage
Total ADMIN	20,410	34,100	0	34,100	(13,690)	
Common - Road Work	150,728	306,255		306,255	(155,527)	
- Snow Removal	18,155	26,000		26,000	(7,845)	Any excess to be used where needed
- Bldg/equip	3,640	25,000		25,000	(21,360)	
- Trash Removal	12,600	16,800		16,800	(4,200)	
- Weed Control	595	500		500	95	
- Greenlands	612	750		750	(138)	Conservancy Lease
- Utilities	1,605	4,500		4,500	(2,895)	Guard Shack and Mailbox electricity
- Other	0	0		0	0	
Total COMMON	187,936	379,805	0	379,805	-191,869	
Communications	153	1,000		1,000	(847)	
Covenant Committee	0	500		500	(500)	
Forest Health & Wildfire Mitigation	1,738	22,561		22,561	(20,824)	
Depreciation Expense	0	0		0	0	Non-cash item - Not Budgeted
CPC	0	500		500	(500)	
Total COMMITTEE EXPENSE	1,890	24,561	0	24,561	(22,671)	
Total DISBURSEMENTS	210,236	438,466	0	438,466	-228,230	
NET	294,421	0	0	0	294,421	
NET CASH	294,421	0	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	17,559	Difference between Net Cash & Total Cash in the Bank = \$10336.93 - Accounts Payable				
Money Market Account	135,386					
Certificate of Deposit	151,812					
Total Cash in Bank	304,758					
Total Accounts Receivable	39,347					