

**SFTR Regular Board Meeting**  
**February 2, 2019, 9:00am**  
**Lazaro Martinez Fire Station**

**Present:** Robert L. Scott, Nancy Allred, Monte Beaver, Todd McBride, DeWayne Harris, Linda Brown, Rick Kinder, Carol Smith

**Absent:** John Noard

**Guests:** Vaughn Roundy, Marcia Sage, RC and Mary Ghormley, Blair Peterson, Eugene and Elsie Jurajda, Gillian Hart, Jeff Smith, Bob and Liz Kreiman, John G. Czikk, Laura Jordan, Val Allred

**Call to Order- 9:00 am**

**Proof of Notice** - posted on website

**Roll Call/ determination of quorum** - quorum achieved

**Approval of Minutes** - minutes from December 1, 2018 meeting approved without changes.

**Committee Reports**

- a. **Common Area:** There have been occasional sightings of transients walking across the bridge and looking at the guard shack. No further new committee reports. There will be a Committee Meeting either Feb 23 or March 2; Look for more details on the SFTR website.
- b. **Forest Health and Wildfire Mitigation:** The report of the committee is attached. The board approved the proposal to have a FHWM program following the potluck after the October morning meetings.
- c. **Roads:** The dump truck which is used to supplement the grader in snow removal is under repair. Although Tom Berry is doing a great job in the recent three snow falls and in other road matters, the combination of the blade on the grader and the wetness of the snow made it difficult to remove snow as close to the road base without also bringing up some of the base. It is hoped the dump truck will soon be available, as well as a second driver, before the next snowfall. It is noted that it takes approximately 24 man hours to plow all the ranch roads...There will be a Road Committee Meeting the end of April or the beginning of May, when the committee will also be looking for input on roads needing maintenance. Look for details on website near that time.

- d. Finance:** The year to date P&L Comparison to Budget was reviewed. Through Dec 2018, total cash income was \$606,382; total disbursements were \$417,702. The 2019 proposed budget was presented and approved by the board. See attachment to view.
- e. Communications:** Some persons using an Ipad or Iphone to access the minutes of meetings on the SFTR website are having difficulty doing so. The Committee is working on this. In the meantime, a desktop has no problems, or it was suggested to download the “dolphin browser” app, which seems to work consistently at this time.
- f. Covenants:** Nothing to report

### **Metro Operations Center**

The building materials are in Trinidad, awaiting better road conditions, before being delivered to the site.

### **New Business**

No new business

**Next meeting will be held on April 6, 2019, at the Lazaro Martinez Station, 9:00am.**

**Meeting adjourned at 9:35 am.**

Respectfully submitted, Carol Smith, POA Board secretary

## **FHWM Committee Report, Feb 2019**

**Forest Health and Wildfire Mitigation committee report to the SFTR POA Board, Feb 2, 2019**

**First, the committee proposes an FHWM-extravaganza immediately after the October annual POA meeting. We have in mind the normal POA Board meeting plus election will be in the morning (obviously at the new Metro Ops Center community room), and we would lobby for the POA Board meeting to be followed by a pot-luck lunch. The FHWM program would be in the afternoon right after lunch. Proposed agenda:**

- Invite Dr. Dan West from CSFS for a bug talk. He's the CSFS Entomologist.**
- Invite Derek Sokoloski from the La Veta CSFS office plus the new CSFS guy, David Poletti and ask them to do a short talk on general topics (grants, CWPP, general forest health in the La Veta district, defensible space around dwellings, effect of recent Spring Fire.....)**
- Invite CK Morey (as the chair of the LA County Fire Chiefs' Association) to talk on fuel breaks, thinning, and fire behavior.**
- Ask Carol Rawle to give her show-n'-tell about noxious weeds on SFTR.**
- Invite Amanda Benton from the Vermejo Park Forestry Dept to discuss their plans and activities re forest health.**
- Other ideas?**

**For the above afternoon session, we would propose inviting people from other forested developments in southern Colorado. Perhaps the best approach to this would be to ask Derek Sokoloski to convey that invitation to those he feels would benefit most from the information to be presented.**

**Second, we should consider work on one of the fuel breaks listed in the CWPP.**

**Third, it would be nice to complete the work on the Cottonwood fuel break (actually a fuel reduction corridor, not a real break). Bob Dye would prefer to not honcho that effort again, so we're looking for someone to organize and coordinate a team. Names?**

**Fourth, as discussed earlier, some maintenance mitigation on the fuel break on the S and W borders of SFTR is still being planned for this spring, obviously not before the snowmelt. Amanda Benton, the Vermejo Park forester, is our POC at Vermejo.**

**For the Forest Health and Wildfire Mitigation committee,**

**RC Ghormley, chair**

**Committee members: Ernie Parker, Aaron Wilson, John Noard, Michelle Blake, Tony Riley, Jeff Smith, Linda Brown, Steve Edholm**

## Santa Fe Trail Ranch POA

BUDGET 2019 - Comparison to 2018 - Fiscal year beginning January 1, 2019

	2018	2019	Increase	
	Budget	Budget	(Decrease)	
<b>2018 Carryforward for Road Maint &amp; Contingency</b>	<u>292,304</u>	<u>189,865</u>	<u>-102,439</u>	
Annual Dues - 453 lots @ \$757 per lot	336,414	342,921	6,507	453 lots @ \$757/lot
Less: Reserve for Contingency	-150,000	-100,000	50,000	
Less: Allowance for Bad Debt	-7,410	-7,570	-160	Projecting 10 lots @\$757.00
Total Cash	<u>471,308</u>	<u>425,216</u>	<u>-46,092</u>	
Grazing Lease	5,000	5,000	0	
Interest (general only)	1,500	1,700	200	
Finance Charges	1,600	2,200	600	
Conservancy Trust Fund	500	500	0	
Lien Fees	350	350	0	
Processing fees	2,500	2,500	0	Assumes 125 @ \$20
Other	1,000	1,000	0	
	<u>483,758</u>	<u>438,466</u>	<u>-45,292</u>	
<b>Total GENERAL INCOME</b>				
<b>GENERAL EXPENSES</b>				
Admin - Accounting Services	8,800	8,200	-600	Accounting = \$600/mo & Annual CPA review = \$1000
- Supplies	2,500	2,500	0	Postage & Office Supplies
- Insurance	7,000	8,000	1,000	
- Oversight Fees & Expenses	15,000	0	-15,000	
- Legal	10,000	10,000	0	
- Property Taxes	500	500	0	
- Credit Card Fees	2,300	2,400	100	Assumes 125 @ \$757 @ 2.5%
- Other	2,500	2,500	0	Lien Fees, Income Taxes & Other Meeting expenses
Total ADMIN	<u>48,600</u>	<u>34,100</u>	<u>-14,500</u>	
Common - Road Work	348,797	306,255	-42,542	
- Snow Removal	26,000	26,000	0	Any excess to be used where needed
- Bldg/equip	25,000	25,000	0	Security equipment
- Trash Removal	16,800	16,800	0	\$1,400 per month
- Weed Control	500	500	0	Chemicals & supplies for weed control
- Greenlands	500	750	250	Annual Conservancy Lease
- Utilities	3,000	4,500	1,500	Electricity for guard shack & mailbox light
Total COMMON	<u>420,597</u>	<u>379,805</u>	<u>-40,792</u>	
Communications	1,000	1,000	0	Annual meeting mailing & website costs
Covenant Committee	500	500	0	
Forest Health & Wildfire Mitigation	12,561	22,561	10,000	
Depreciation Expense	N/A	N/A	0	Non-cash item, not budgeted for
Community Preparedness	500	500	0	Vehicle stickers
	<u>483,758</u>	<u>438,466</u>	<u>-45,292</u>	
<b>Total GENERAL EXPENSES</b>				
<b>NET GENERAL</b>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	
<b>NET INCOME (LOSS)</b>	<u><u>0</u></u>	<u><u>0</u></u>		<b>NET CASH BUDGET</b>

**SFTR Regular POA Board Meeting**  
**April 6, 2019, 9:00 am**  
**Lazaro Martinez Fire Station**

**Present:** Robert L. Scott, Rick Kinder, John Noard, Nancy Allred, Carol Smith, Todd McBride, Monte Beaver, Linda Brown, DeWayne Harris

**Guests:** Steve Edholm, Vaughn Roundy, Deane and Gillian Hart, Gene and Elsie Jurajda, Bob and Liz Kreiman, Gary Hove, John G. Czikk, Jerry Peters, Wendall and Marcia Sage, RC and Mary Ghormley, Jeff Smith, Val Allred

**Call to Order - 9:00 am**

**Proof of Notice** - posted on website

**Roll Call/ determination of quorum** - quorum achieved

**Approval of Minutes** - minutes from February 2, 2019 meeting approved without changes.

**Committee Reports:**

**A. Common Area/Community Preparedness**

Some work has been done on the trash cans, with more to be done in near future before bears are active; search is on for the "Fire Ban" flag with plans for it to be displayed. A Committee Meeting will be held either the 1st or 2nd Saturday in May - date will be posted on the website.

**B. Forest Health and Wildfire Mitigation**

Report is attached.

**C. Roads**

There is still a plea to stay off the roads during rain and snow; Work has been done on Vista West, Hiddenwood, Pine Nut and Wildlife Run to cut branches that interfere with the grader mirrors. This has required hiring two ranch residents to assist; Tom Berry, our grader, has had recent shoulder surgery causing some limitations with this process; So far the committee has spent \$18,000 of its \$26,000 snow removal budget, due to several big storms; Old Mission and Timber Wolf holes from Water system work have been filled; our dump truck is back; at this time there is some limitation on any needs from Leone's due to a big county job they are involved in; there will be a committee meeting in 2 weeks to establish priorities for road work and culverts - notice will be posted on website.

#### **D. Finance**

We are in good shape for this time of year; next month will be a need to file several liens. The year-to-date P&L is attached

#### **E. Communications**

The Committee has been exploring a new social network platform called "Nextdoor.com" to complement our current website. It is similar to Facebook, but designed specifically for a neighborhood, not just everyone. It will not be mandatory to join, but will eventually take the place of our forum as well as handle some of our other functions currently on our website (the no password needed type items). John Sanders and Pat Roehl are working hard, as is the whole committee, to find a web designer to eventually replace our existing website. If Nextdoor works out, the newer static info web site would be less costly to maintain. Notices on our current forum and in mailings will be sent out to residents to invite them to sign up for Nextdoor and try it out, and become familiar with it and its rules. We will have "leads" to help monitor the content. You can go into Privacy Setting to hide your address, Feedback is important and can be directed to the committee.

#### **F. Covenants**

Nothing new to report

**G. Grazing** Our current cattle lessee will no longer be bringing cattle to the ranch, so we are actively looking for a new rancher. Bob Scott is the contact person. Nancy Allred will look into the tax cost if we no longer have the agricultural status. The issue that no cattle would also lead to high grass in many areas was noted.

#### **Metro Operations Center**

After a series of delays due to weather and materials, the exterior is completed and the insulation is expected to be installed in next few weeks. The interior work will then begin. It is hoped the work will be completed before June 1. There will possibly be barbed wire and a cattle guard around the area.

**Exit 2 Discussion** It was reiterated that Exit 2 is an emergency exit only and should stay locked.

**Water usage issue** We are not likely to get a water reducing notice this year due to the snow pack; it was noted that after last years notice to reduce usage by 10%, the ranch usage actually went up.

**Next Meeting June 1, 2019** - hopefully in the new Metro Operations Center 9:00 am  
**Adjournment at 9:50 am.**

**SFTR Regular POA Board Meeting**  
**June 1, 2019, 9:00 am**  
**Lazaro Martinez Fire Station**

**Present:** Robert L. Scott, Rick Kinder, John Noard, Nancy Allred, Carol Smith, Linda Brown, DeWayne Harris, Todd McBride, Monte Beaver

**Guests:** Carlin and Missy Craig, Jeff Smith, Stacy Alexander Foth, Jim and Carol Brister, David Moore, Bill and Maureen Latham, Vaughn Roundy, John G. Czikk, Gene and Elsie Jurajda, Ann Scott, Bob and Liz Kreiman, John Sanders, Paul LaJeunesse, Jerry Peters, Deane and Gillian Hart, Val Allred

**Call To Order - 9:00 am**

**Proof of Notice** - posted on website

**Roll Call/determination of Quorum** - quorum achieved

**Approval of Minutes** - minutes from April 6, 2019 meeting approved without changes

**Committee Reports:**

**A. Common Area/Community Preparedness**

A Committee meeting was held on May 18th; the minutes will be posted soon on the website. A new herbicide called RODEO has been recommended to use on the cattails in our ponds. This is not harmful to wildlife or aquatic life. The board approved \$500.00 to begin a first round of usage, and to purchase a weed rake to remove the dead plants. Bob Kreiman has volunteered to head a group to assist in this... Lids have been ordered to replace some of our dumpster lids - thank you were expressed to those owners who have been repairing the current lids until the new lids are in place... the Community Preparedness handbook is being updated.

**B. Forest Health and Wildfire Mitigation**

The FHWM has scheduled an event for the afternoon of the October Annual POA meeting. There will be representatives from CSFS office and other forested developments in southern CO. This informative session will follow a potluck at the new MOC and it is hoped it will be well attended... A search for a volunteer to organize and oversee more fuel reduction along Cottonwood continues. If anyone is interested, please contact RC Ghormley. Many thanks to Bob Dye for his time in doing this in the recent past...Maintenance on the southern border of SFTR is unresolved...The SFTR weed-killing season kicked off on May 11 with about 25 volunteers present as Carol Rawle gave a wonderful tutorial and weed ID session. Spray chemical is available from Ron Wilson...the new electronic sign is in place at the guard shack for fire danger level and ranch information.

**C. Roads**

Due to Leone's having another major contract, the road committee is mainly doing maintenance. At various times there are trucks available. There are ~5 miles of major roads and ~3 miles of side roads that are targeted for road basing this year. Culvert work is also planned. Thanks goes out to Terry Brown of TRox for assisting in cleaning up fallen limb debris along Gallinas.

#### **D. Finance**

Total cash in bank at this time is \$411,580, with total accounts receivable being \$72,386. There has been 19 liens filed for non payments.

#### **E. Communications**

The use on "Nextdoor" has been good, with 162 owners signed up to date. Work is being done to assist those with properties but no address yet to be able to access. All are encouraged to become familiar with the features and capabilities. This will eventually replace the current discussion forum of our SFTR website. Due to our current website needing a complete rewrite for security and functionality, the Committee is in talks with a professional website designer called Fifth Wheel Media to design a next generation website for us. A proposal from them has been reviewed and was presented to the board. The cost is a one time fee of \$12,950, and a monthly maintenance fee of \$150. After affirming that Pat Roehl, Ernie Parker, and John Sanders have reviewed the company and the proposal and give positive feedback, the Board accepted this proposal with a \$3,000 cushion; therefore the budget will be for \$16,000. Many thanks expressed for all the time and work the Committee has put in to this and especially to Pat Roehl for designing and maintaining our current website for the past 19 years.

#### **F. Covenant**

Monte Beaver is asking to resign from the Committee Chair as well as from the Board, due to health reasons. John Noard will take over the Covenant Committee Chair at least until October Annual Meeting. There is no other Committee news to report.

#### **G. Grazing**

There are currently 120 cattle units on the ranch. Recent problems with cattle being seen on the railroad tracks has been reported and the rancher is in the process of repairing fences. One cow has crossed over the bridge; if this becomes a problem, the next step may be the paint lines on the bridge. The windmill on Cottonwood will be repaired by the rancher.

#### **Appointment replacement for Monte Beaver**

Carlin Craig has been appointed to replace Monte Beaver on the board and to fulfill the rest of Monte's term. Thank you to Monte for his recent service on the ranch board and Covenant Committee chairmanship.

#### **Metro Operations Center**

The framing inside has finished. The next step will be the completion of the plumbing and then the drywall.

**No further New Business.**

**Meeting adjourned at 10:00 am**

**Next Meeting August 3, 2019 to be held at MOC at 9:00am.**

**SFTR Regular POA Board Meeting**  
**August 3, 2019, 9:00 am**  
**Metro Operations Center, SFTR**

**Present:** Robert L. Scott, John Noard, Rick Kinder, Linda Brown, Carol Smith, Todd McBride, Nancy Allred, Carlin Craig, DeWayne Harris

**Guests:** Steve Edholm, Vaughn Roundy, Ann Scott, Jeff Smith, Bill and Maureen Latham, Jerry Peters, Claudia Henning, Gene and Elsie Jurajda, Robbie and Sonya Barton, John Sanders, Randy Wichterman, Val Allred

**Call to Order:** 9:00 am

**Proof of Notice:** posted on website

**Roll Call/Determination of Quorum:** quorum achieved

**Approval of June 1, 2019 meeting minutes:** approved without changes

**Committee Reports**

**A. Common Area/ Community Preparedness**

Bob Krieman began testing the new herbicide, Rodeo, on a small area of the Fox trail pond cattails 2 weeks ago. We are finally seeing the slow death of the area sprayed. This is not surprising, as most weed killers are meant to be applied during the early grow season. The Common area members are committed to more spraying as the summer ends to hopefully stymie new growth next year, and will spray and clear our debris starting early next year. It was reiterated that this product is non-toxic to wildlife...There are plenty of new ranch stickers that will be available at the POA Annual Meeting in October. If needs arise before then, Todd McBride may be contacted...A recent lightning strike was reported to 911 as well as put out as an 'urgent message' on Nextdoor. The fire was quickly put out as a result. It is a reminder to all to be vigilant during and after thunderstorms in our area.

**1. Forest Health and Wildfire Mitigation**

The FHWM event scheduled for the afternoon of October 5 following the annual POA meeting remains on track. A potluck will be held between the POA meeting and the FHWM presentation. Several speakers will be presenting pertinent information on insect pests, weeds, defensible space, grants, and fire behavior. It is hoped a large turn out of Ranch residents will stay for this event... Blake Johnson has agreed to organize and oversee more fuel reduction along Cottonwood (thank you Blake!)...Maintenance of the fuel break on the SFTR southern border remains unresolved. Communication continues as Vermejo works with their insurance concerning who can be hired for work, etc. This project will continue to be pursued next year... Some mulching of deadfall is planned for the conservancy area as work is coordinated with the Road committee... There is an increasing amount of NM Locust trees growing on the Ranch and the need for aggressive spraying to control them is noted. The spray Ron Wilson has for

killing thistle also works for locust, as will the new Rodeo Spray that is being tested at our ponds.

## **2. Emergency Exit Gate**

The gate at Exit 2 was built for security reasons on the ranch, yet has continued to be used by some ranch residents that are not locking it properly. The board discussed the options of:

1) leaving it as is 2) exploring a different locking system or 3) putting on a permanent lock.

The original status of the Exit 2 tunnel was as an emergency exit only, and the railroad considers it a water crossing only. The road was improved for use during the Exit 6 bridge construction for times when exit 6 was closed; however, in August 2018 the board stated that it would revert back to an emergency exit only. With resident observations and complaints about poachers, suspicious people on the ranch roads and private property, mail theft with evidence left at exit 2, as well as other concerns, the POA invested \$5,000 and man power to place a gate at the edge of the BNSF tunnel for Ranch security in August of 2018. Some residents continue to use the gate for access to exit 2, however the gate has not consistently been kept secure. It is noted that the gate has been left propped open with rocks, left unlocked, closed only with carabiner, and the combination written near the lock. With the substantial security system in place now at the Exit 6 bridge, it was decided through a unanimous vote to install a permanent lock on the gate at Exit 2 for security reasons. Exit 2 will be used for emergency use only. A notice to residents will be posted on the web and on Nextdoor forum before this action is taken.

## **B .Roads**

3 miles of side roads as well as 2 ½ miles of main roads have been road based this year, including section of Little Bear, Wildlife Run, Pine Nut, Hiddenwood Lane, Engleman Ct., 1.25 mi of Timber Park, and Lariat Court... 3 culverts have been installed and plans for 3 more this year; 2 cul-de-sacs have been constructed; there is still plans to road base an additional 3 miles of side roads and 3.25 miles of main roads if the trucks become available from Leone's...The price of culverts has gone up significantly... Approx ⅓ of budgeted monies have been spent so far this year with some of the monies set aside for snow removal if needed. There is planned mitigation in Gallinas Conservancy area to remove dead fall in stream bed to prevent clogging of culverts...Cottonwood grading will be done soon.

## **C. Finance**

To date all line items except for weed control are under budget (weed control had need to buy new sprayer)...some responses have taken place on liens issued...noted that the deed to Morley property is back to original owner and the junk left will be cleaned up by owner...as of end of July, total cash in bank is \$394,546.

## **D. Communications**

As of this am, 208 members are on Nextdoor. It seems to be working well, and great to see usage and response for the recent 'urgent message' concerning a lightning strike on the ranch. The postings on the SFTR web site will be changed to allow only 2 postings a month to encourage people to use "Nextdoor"...The contract for "5th Wheel Media" was reviewed in committee and negotiated to include the first year maintenance fee as well as POA nomination info for next year, thus the contract cost for start up will be \$14,900. The POA will own the

package if there is a need to move it to a different company in the future. The Board voted unanimously to proceed with the "5th Wheel Media" contract.

#### **E. Covenants**

John Noard and Monte Beaver addressed the issue of persons tearing up roads with ATV's. It was found they were part of a rental family. The owner of the property was contacted; no further problems have been reported since.. John needs written formal complaints to pursue complaints of dogs running loose and at times chasing cattle. Once that is obtained, a certified letter will be sent to the dog owner as well as the lot owner as per the SFTR covenants.

#### **F. Grazing**

The Rancher has been trying to control the cattle who are consistently seen off the SFTR property lines. He has been seen mending fences as he herds the cattle back onto the ranch. The lease states he is to mend fences and have the windmill kept in good repair. If this is not done, the board may need to address the issue, possibly to have work done and charge the rancher.

#### **Metro Operation Center Update**

Plumbing has been completed and inspection done. The framing inspection is scheduled for Monday, August 5th. After approval, the drywall and possibly some flooring will be done... It was proposed and voted unanimously to have the POA pay \$100/month toward the utilities fees. This is the amount the POA has been paying in the past for the use of the Fire Station per month, which will no longer be needed... There is a need for a committee to regulate usage of the MOC for the community. This is tabled until the October annual meeting and so the Metro Board can meet and discuss possible insurance issues of usage. The MOC will be available at the present time for all POA board meetings and SFTR Committee Meetings.

#### **New Business;**

No new business, but it is reminded that any POA Board nominations are to be submitted by next Friday, August 9th to be on the ballot.

A suggestion was also made to have Women's Group consider changing the POA picnic to coincide with the annual meeting in October, as many out of town residents can only come for one or the other dates.

**Next Meeting - Annual POA Meeting at 9:00 am Saturday, October 5, 2019, at Metro Operations Center, followed by potluck lunch and FHWM presentation.**

**Meeting adjourned at 10:30 am**

**SFTR POA Annual Meeting**  
**October 5, 2019; 9:00 am**  
**Metro Operations Center, SFTR**

**Present:** Robert L. Scott, John Noard, Rick Kinder, DeWayne Harris, Nancy Allred, Linda Brown, Todd McBride, Carlin Craig, Carol Smith

**Absent:** none

**Also Present:** 83 other property owners signed in present

**Call to Order** at 9:00 am

**Proof of Notice:** Published on website; letter sent to all property owners with ballots

**Roll Call/Determination of Quorum:** Quorum achieved

**Approval of August 3, 2019 meeting minutes:** approved

**1) Women's Group Announcement:**

Claudia Henning spoke of the mission of the Women's Group to promote camaraderie and to support the Ranch. All women are invited and encouraged to join, generally meeting the 2nd Saturday of each month. More info can be found on the website...Logo wear is the main fundraiser...the Annual Fall Ranch gathering will be held in MOC November 9.

**2) Presentation and Dedication of Metro Operations Center**

Harriet Vaugeois gave a wonderfully informative talk on the history of the Water system on our Ranch. Problems began in the early stages of development of the Ranch when the developer did not install the utilities as promised, and then the wells had either chemical issues, requiring a treatment facility, or had need of pumping facility. After many meetings, the Ranch owners, with a lot of hard work and knowledgeable talent, worked together to research and develop a plan. Jim Davis was instrumental in obtaining approval from the city for a water link. The Metro District was created with establishment of municipal bonds to complete the water system. In 2004, all systems were finally installed and turned on, only to find multiple issues with the system. The "Ditch Rats", a group of dedicated and knowledgeable volunteers from the Ranch, led by Bob L. Scott, have been working on the water system over the years to correct issues and replace water lines, fix leaks, and whatever work is needed as problems arise. John Sanders helped developed Scada, a computer system which monitors the functions of our water network, to assist in finding flow problems.

There have been many wonderful volunteers over the years that have worked to enhance our ranch in various ways, and the water system with it's Ditch Rats is a major contributor to making SFTR a premiere residential Ranch.

Harriet concluded by presenting a plaque from the Women's Group to the Ditch Rats, dedicating the MOC to them.

A complete report of the history presented and recorded will be soon located in a Ranch Archive Stories format that is planned.

### **3) Introduction of Candidates**

Jerry Peters, Todd McBride, Linda Brown, and Dan Engstrom were presented as nominees for the upcoming POA Board vacancies. All ballots were collected and Pat Nash, Denise Wichterman, and Colin Robinson volunteered to count them.

### **4) Presentation about Water Line Work**

Bob L. Scott presented a slide show highlighting some of the work the Ditch Rats have been doing this year. He explained how the water tanks and pump systems are set up, and touched on the Scada system to help them find water flow problems. The three tanks have passed inspections. Photos included trenching, new valves and pipes, broken pipes, repairs, flow meters, and rock beds examples that some water pipes are lying in. They have recently been able to move much of their equipment and supplies into the new Metro Operations Center.

### **5) Committee Reports**

#### **A) Common Area/Community Preparedness - Linda Brown, Chair**

Frustration continues in trying to get cooperation from Twin-Enviro to repair our dumpsters. An anonymous resident has been voluntarily repairing what he can and Linda will send an invoice to Twin-Enviro for the work done. Residents are encouraged to call the Committee Chair and not Twin-Enviro with problems...A new Herbicide, "Rodeo", is being tested by Liz and Bob Krieman on behalf of the Committee around the cattails in the ponds on Gallinas. It seems to be working well, with sprayed plants dying after 14 days. It is a newer herbicide which is much safer to use for animals and humans. It is cautioned that you need to spot spray. Pricing differences are being investigated between our current herbicide and Rodeo, but Rodeo has the advantages...A handout is being worked on for new resident welcome bag insert concerning SFTR weed control.

#### **B) Forest Health and Wildfire Mitigation - RC Ghormley, Chair**

SFTR received its Firewise Certification for 2018, which Michelle Blake diligently works on for us. She is asking for input in any mitigation expenses or labor hours incurred during 2019 to be sent to her...Ron Wilson leads the weed control and an instruction session on identification and spraying took place on May11. We are encouraged to be diligent in spraying the unwanted NM Locust as well...Check out the Adopt-A-Road section of website or contact Ron for more info... Blake Johnson will oversee mitigation work on Cottonwood this winter...Working with the road Committee, some of the deadfall in the Conservancy and common areas around dumpsters is being taken care of...There will be a Forestry program following the potluck today for all residents concerning weed ID, Insect pests, and Fire behavior...RC will be stepping down as chair of this committee at the end of December with the hopes someone will assume his role.

#### **C) Roads - Todd McBride and Val Allred, Co-Chairs**

So far this year, 3 miles of main roads and 3 mi. of side roads have been road based. There was a short supply of road base this year due to our supplier, Leone's, having a large state job. It is hoped more can be done this year if weather holds, if not work shall be done next year. Time has spent "following the Metro work" as road repairs are needed; trees have been trimmed and chipped where needed along the road; Five culverts installed and 2 cul-de-sacs created; Partnered with Mitigation to clear dead

trees and debris around culvert areas on Gallinas and Fisher Peak; ongoing maintenance of grading roads and cleaning bar ditches continues.

**D) Finance - Nancy Allred, Chair**

The year to date budget is attached to the minutes...It was pointed out that the Attorney SFTR is using currently is Jesse Manzanares...John Sanders stated the bridge security system expenses will not exceed the budget.

**E) Communication - Dewayne Harris, Chair**

Much appreciation was expressed for the 20+ years Pat Roehl served as the SFTR web master. The Committee has worked long and hard at finding a new cost effective web developer and have entered into a contract with "Fifth Wheel Media". They are half way through the design process. The aim is to work with functionality for ease of use and to showcase our ranch. The social content will be solely on Nextdoor at this point in time, which is not mandatory but found to be very useful; currently 231 users. A short Q&A followed report. If a SFTR ranch owner does not have a ranch address and unable to get into Nextdoor, contact John Sanders for assistance.

**F) Covenants - John Noard, Chair**

Biggest issue recently has been with dogs running loose; besides being a violation of our covenants, a reminder that if dogs are found chasing wildlife that Bob Holder, the wildlife officer, has the right to shoot the dog...Morley lot has a new owner who is in the process of removing the trash from that lot...while there are no covenant "quiet hours", it is encouraged to be respectful of neighbors...reminder that shooting and hunting is allowed by CO law on your own property but the projectile needs to stay on your property...there is no reason to have shooting at night unless there is a wildlife issue...contact the sheriff if you have a problem with neighbors shooting that you feel is dangerous.

**G) Grazing - Bob L. Scott, Chair**

The Rancher has approx 120 cattle units on the ranch which will be picked up in early November. There has been multiple issues with the cattle getting off the ranch and on RR property and near the highway. The rancher has been attempting to repair the RR property fence and to repair the windmill... Some discussion about the possible need to form a new committee for building and fixing fences that surround our ranch. The critical fence repairs needed are those owned by the RR and it was noted they might be willing to provide materials; one calf was killed by a vehicle and person has not come forward; it is not believed the ranch would be liable if an escaped cow caused an accident, but the attorney will be contacted to advise.

**6) Ballot results**

Jerry Peters - 154; Todd McBride - 161; Linda Brown - 160; Dan Engstrom - 49

Write in votes: Tim Nash - 2; Pat Nash - 1

John Noard was thanked for his years of service on the board.

**7) New Business and Questions**

The Annual Fall Ranch Dinner will be held November 9 at the MOC. Flyers and information are available on the SFTR website, Nextdoor, and the bulletin board. RSVP by Nov 1.

**Meeting adjourned 11:30 am.**

**SFTR Regular Board Meeting  
October 5, 2019, 11:45 am  
Metro Operations Center, SFTR**

**Present:** Robert L. Scott, Nancy Allred, Todd McBride, Linda Brown, Rick Kinder, Carol Smith, DeWayne Harris, Carlin Craig, Jerry Peters

**Guests:** Approximately 49 ranch residents were in attendance

**Call to Order:** 11:45 am

**Proof of Notice:** posted on website

**Roll Call/Determination of Quorum:** all present/Quorum achieved

**A) Election of Officers**

Bob L. Scott - President  
Rick Kinder - Vice President  
Nancy Allred - Treasurer  
Carol Smith - Secretary

**B) Committee Chair Assignments**

Todd McBride - Road Committee Co-Chair  
DeWayne Harris - Communication Committee Chair  
Linda Brown - Common Area/Community Preparedness Committee Chair  
Jerry Peters - Covenant Committee Chair  
Robert L. Scott - Grazing Committee Chair

**C) Meeting dates for upcoming term**

December 7, 2019  
February 1, 2020  
April 4, 2020  
June 6, 2020  
August 1, 2020  
October 3, 2020 - Annual Meeting

**No New Business**

**Meeting Adjourned 11:55 am**

**SFTR Regular POA Board Meeting**  
**December 7,2019, 9:00am**  
**Metro Operations Center**

**Present:** Robert L. Scott, Rick Kinder, Todd McBride, DeWayne Harris, Nancy Allred, Linda Brown, Jerry Peters, Carlin Craig, Carol Smith

**Guests:** Joe Lawlor, Randy Wichterman, Bill Latham, Bill and Laurie Neilson, Gene and Elsie Jurajda, Billy Hughes, Vaughn Roundy, Jack Hawkins, RC Ghormley, John Sanders

**Call to Order: 9:00 am**

**Proof of Notice:** posted on website and note on Nextdoor

**Roll Call/ determination of Quorum:** quorum achieved

**Approval of Minutes:** minutes from October 5, 2019, Annual meeting and regular meeting approved without changes.

**Committee Reports:**

**A. Common Area/Community Preparedness**

Thank you is expressed to the residents for keeping an eye out for problems that arise, such as recent hot ashes placed into dumpster, causing a fire. Continued vigilance and action are appreciated...There has been better response to matters using Nextdoor than had been previously using phone chains. It seems to be working well to alert neighbors about suspicious persons or situations that arise.

**B. Forest Health and Wildfire Mitigation**

Attached to the meeting minutes is the Committee Report. It is suggested that residents consider donating to the all volunteer Fishers Peak Fire Protection District (FPFPD), that provides services to SFTR... Thanks were extended to RC Ghormley, who has chaired this committee for a number of years, but is stepping down this month. Anyone interested in taking this position, please contact RC for more information.

**C. Roads**

Due to the unavailable materials for much of the summer, some road projects have not yet been completed as hoped. However, since the last POA meeting in October, another 2 miles of roads were able to be road based. This brings the total for the year to 3.75 miles of main roads, and 4.25 miles of side roads. If weather permits we will continue road basing operations through the end of the year. As always, road maintenance, grading of washboards, etc, continues.

**D. Finance**

The year-to-date financial statement is attached to the minutes...We are under budget on most expenses. 14 liens have had to be filed on POA properties recently... Due to rising costs of materials and expenses associated with road upkeep and rising costs of other expenses, the

Board voted unanimously to raise the POA dues this next year by the Consumer Price Index (CPI). The amount of the CPI has not yet been released from November... A Committee including Nancy and several women from the Women's Group met to discuss usage and guidelines of the MOC. Once the Metro Board reviews the Committee's suggestions and comments, the usage guidelines will be posted on Nextdoor.

#### **E. Communications**

It is encouraging that Nextdoor seems to be working as hoped at this point. Fifth Wheel Media is in the final development phase of the new website. Following that will be final testing and uploading of content from the current website to the new website. With the new website, there will be accessibility to certain legal documents required for real estate agents and prospective buyers. Some discussion centered around what the CO statutes require.

#### **F. Covenants**

Issues involving dog(s) chasing cattle were reported and dealt with...There have been several Hughes.Net signs seen placed around the ranch, which were pulled up and disposed of.

#### **G. Grazing**

The cattle have all been gathered. It is unknown at this time if the rancher, Dustin, will graze his cattle here again next year. Dustin is protesting, through his attorney, the RR's condition of their fence. Due to the loss of one cow which was killed by a driver on the ranch roads who did not come forth, the Board voted unanimously to waive the lease fee for the rancher for this year.

**MOC** - All is completed except for the final inspection

#### **New Business-**

- 1) It was noted that the current regular mail deliverer, Cindy, does not want to cross the bridge to deliver mail if there is ice on the bridge. Attempts to discuss the issue with the Trinidad Postmaster have been unsuccessful so far. It was suggested we may need to contact Denver office if continue to have problems.
- 2) Nancy Allred will email committee chairs regarding budgets for the upcoming year once she knows what the property dues will be.

**Next Meeting: February 1, 2020 at the MOC 9:00am**

**Meeting adjourned at 9:40 am.**

## **Forest Health and Wildfire Mitigation committee report to the SFTR POA Board, Dec 7, 2019**

Thanks again to Michelle for the new Firewise signs, and for gathering inputs and submitting the SFTR Firewise report each year.

Apparently most bark beetles are asleep for the winter, so now is a good time to 1) walk your property looking for evidence of beetle hits on primarily ponderosa and pinon pine, and 2) thin out ponderosa. Any infected logs should be either treated or removed from the Ranch.

Blake Johnson will organize and oversee SFTR volunteers doing more fuel reduction along Cottonwood. Thanks, Blake, and thanks to Bob Dye for heading up this effort in past years. Many other SFTR roads are candidates for fuel breaks and fuel reduction. During wildfires, these breaks allow safer ingress and egress for both residents and emergency response vehicles, and provide a potential opportunity for firefighters to fight wildfires.

Maintenance of the Vermejo Park fuel break on the SFTR southern and SW borders remains unresolved. This should continue to be pursued. We'll probably have to use POA bucks to get it done. Amanda Benton, the previous Vermejo Park forester, accepted a job elsewhere and we have not received info regarding her replacement yet. Stacey Alexander is interested in helping with the coordination with Vermejo Park.

The Forestry Event following the annual Oct 5 POA meeting included:

- Carol Rawle, SFTR - weed identification
- Dan West, CSFS State Entomologist - Insect pests of Southern CO
- Jared Fleming, Forester, CSFS La Veta office
- CK Morey, Chair, LA County Firechiefs - Fire behavior

Fishers Peak Fire Protection District provides fire protection services on a volunteer basis to SFTR. SFTR property owners should consider supporting FPPFD with monetary contributions.

This is my last report as chair of the FHWM Committee. I encourage the next chair and committee to continue pursuing grant opportunities for SFTR, probably best done through Derek Sokoloski at the La Veta CSFS office.

Editorial comment: volunteer efforts make SFTR the great place it is. Freely offered time and energy are indispensable to the sense of community we all enjoy here. I encourage everyone to look around, see what can be helped or improved, and get involved at whatever comfort level works for you. There are plenty of role models and plenty of Ranch opportunities for service to others and to the Ranch.

For the Forest Health and Wildfire Mitigation committee,

RC Ghormley, departing chair

Committee members: Ernie Parker, Aaron Wilson, John Noard, Michelle Blake, Tony Riley, Jeff Smith, Linda Brown, Steve Edholm