

**SFTR Annual POA Owners Meeting Minutes - October 7, 2023, 9:00 am  
Metro Operations Center, 33712 Mountain View**

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

**Guests:** 62 attendees signed in and 11 joined virtually.

**Proof of Notice:** On calendar and website since October 2022; reminders and letter sent to Owners in September

**Roll Call:** Bill Latham and Carlin Craig absent; rest of POA Board Members present;

**Quorum achieved**

**Approval of August minutes** - approved without changes

**Welcome Address:** Carol Smith welcomed attendees, thanked present and past POA Board Volunteers, and gave an overview of the meeting ahead. She then called for any ballots to be brought forth. Dorothy Kirkwood, Craig Korth, and Sky Nenner volunteered to count ballots, with Nancy Allred giving them instructions and oversight.

**Committee Reports:**

**A) Communication (Deb Johnson, chair)**

Since last year the Communication Committee has accomplished many things; some highlights:

- Launching our private SFTR Facebook page ('Official SFTR Trinidad Colorado')
- Many [www.santafetrailranch.com](http://www.santafetrailranch.com) Website improvements
- 10th Edition of our Ranch Ramblings newsletter
- Additional monitor added in the MOC
- So much more, AND we came in slightly UNDER BUDGET!

Deb thanked everyone who has worked so diligently on accomplishing everything the Committee did. Since Deb is stepping down from chair of the CommComm position and the POA Board, she introduced the new Chairperson for the Communication Committee, John Gerald. His background is as an IT professional with over 40 years experience in the industry. We welcome John and his wife Jean to the Ranch, and his new position.

Goals for the new year are to continue migration from Nextdoor to Facebook; Continue Website improvements; and Additional Monitor for Presenters

**B) Governance Review/Owner's Education/Adopt-A-Road (Bill Nielsen, chair)**

The Covenants Review had been put on hold for a while, but will now resume. A special meeting of Owners will be called once they are completed, and recommendations will be presented to the Owners for possible Covenant changes to be discussed and voted on.

There is a planned Owner's Education Presentation as well as Q and A about the ranch. This is scheduled for Saturday, October 21, at 10 am at the MOC. All are welcome, but we especially

encourage new owners or those unfamiliar about the history, programs, way things are run, how to get on the website, covenants and other things about the ranch which you would like to know.

The Adopt-A-Road program was discussed and the map and sign up sheets for adopting a road on the ranch for weed control, were shown to be on the north facing wall inside the MOC for viewing and volunteering. All are encouraged to check it out and sign up as able.

**C) Roads (Carlin Craig, chair) - report given by Bob Scott**

Each year the majority of our dues are spent on our roads, to repair and maintain them. These past couple months are no exception to the continuous needed work. There were a couple times the main traveled roads were bladed for “chatterbox” elimination, including Cottonwood Canyon, Fisher Peak Parkway, Gallinas, Mountain View and Tall Oaks. Several other roads were also graded. Ditches and culvert cleaning were accomplished on 7 different roadways, and several areas needed repairs after ditch work had been done. A reminder to watch speed on the roads (25mph).

**D) Covenants (Rick Kinder, chair)**

Several recent complaints have been about loose dogs. Covenants require pets to be under control of the Owner at all times (Covenant 5.18). Trash has also been a concern, not only on some personal properties but also with the areas of the dumpsters. See Covenant 5.13 for the personal property appearance requirement. Trash causes issues with bears, especially this time of year.

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

Ken Dixon and Kelly Bruns created and presented an excellent powerpoint about firewise and included photos of some of the projects that have been done this year. The importance of mitigation for firewise was emphasized with video from a fire which became out of control due to winds and the area not being mitigated well, putting firefighters in extreme risk. Photos showing before and after of several areas of the ranch as well as of chipping and using an excavator and DR mower were highlighted. To date this year there have been 1,433.8 hours of labor with 24 persons putting in over 12 hours each and 11 over 40 hours each. Some properties mitigated have been individual owners and some have been for right of ways and blind curves. They cut back areas of large usage to widen the roadway's views and lessen the foliage near the roads on areas such as Tall Oaks, Fisher Peak Pkwy. and 5 point intersection at Cottonwood. The POA Ranch owns the DR and the Chipper, but the excavator has to be rented. 3 Locations are still on the list to be chipped this year, but after they are done, there will be no more chipping until April and May of 2024. The rest of 2024 will be concentrating on right of ways and blind curves. November and December of 2023 will be a break from any volunteer work by the Committee.

Soon the SFTR website will have an area for self reporting hours of work, type of work, equipment used, home improvements which can count toward firewise, etc. This will help all keep track of necessary reporting for firewise, possible grants, and the such.

Paul Branson, the Wildfire Supervisor Forester and Coordinator, was introduced. He is supportive of our many efforts and works on both public lands and private areas. He congratulated us on efforts done and plans moving forward. He is working with us on the matching grant the Committee has applied for. Paul brought some brochures to share and encouraged all to sign up for the Code Red emergency information and to have an evacuation plan. Paul stayed after the meeting a while to answer questions individually.

A question was asked about the largest diameter for chipping - which is 4". Also it is important to put wood to be chipped to be laid cut end out in piles accessible, no higher than 4 feet. If anyone needs firewood that is unable to cut their own, call Ken Dixon, as sometimes something can be arranged.

Joe Richards, from the floor, emphasized the importance of mitigation and said he has asked (as county emergency coordinator) for a grant for mitigating the southern part of the I 25 corridor. That also would help our area.

The goal of the FHWMC for 2024 is to mitigate 25 miles of road, which would need a large budget increase to accomplish. The budget for 2024 will be discussed at the POA meeting following today's annual meeting and voted on in Dec.

#### **F) Finance (Mark Thomas, chair)**

The balance sheet as of August 31, 2023 was presented and reviewed (Attached). Total in Checking /Savings at that time was \$430,191. By the end of the year, with more expenses and bills, the expected final balance will be around \$200,000. We are doing better with liens and payments, especially since several lots with liens have sold, so we were able to collect on those outstanding dues. We are moving forward with developing programs within the state guidelines to be able to begin the process of foreclosures when needed.

The Regular POA Meeting following this Annual Meeting will be further detailed in creating an adopted 2024 budget. In December 2023 the POA will vote on the final 2024 budget.

#### **G) Common Area/Community Preparedness/Emergency Preparedness (Bill Latham, chair) Report by Bill Nielsen**

We continue to have issues with the dumpsters. Bill Latham was able to get the heavy dumpster lids modified by Topar to include smaller lids, which are helpful to many. The dumpsters still have broken pieces at times, which we are thankful that Rodney McAnear and others have stepped up to help repair as able. It is noted that the dumpsters are owned by the trash company but the repairs are not done quickly at all, which meanwhile gives bears the easy pickings for trash, so often it is best to repair them ourselves. If anyone is interested in helping with this effort, please contact Bill L.

A reminder that the dumpsters are meant only for household trash. Please break down boxes; no tires, furniture, or construction materials should be placed in or around them. Those items should be taken to our local dump in town.

All are encouraged to think about recycling more. For electronic recycling, there is information about that at the MOC on the info table.

The Weed Control Program for individual property and the Adopt-A-Road program was difficult to accomplish as much as desired this year with the seemingly constant winds we had this spring and summer. We do see the Locust going crazy, especially after mitigation is done. Next year we plan and hope to have a great effort, with a more effective herbicide against Locust, to make a greater impact on the weeds. All are encouraged to help with this on both your own property and Adopt-A-Road (info in MOC or contact Bill Nielsen or Bill Latham).

An AED has been installed outside the MOC, along with a blood stop and first aid kit if needed. (These were bought by the Women's Group for the Preparedness Comm). The Committee also hosted an excellent CPR/AED/First Aid class at the MOC in the spring, and plan to do so each year.

#### **H) Grazing (Marty Pachelli, chair) report by Carol Smith**

Due to the overgrazing of the SFTR lands in 2021 and possibly prior years, the recommendation from the District Conservationist for the USDA had recommended to rest the land for 2-3 years. We did not have cattle grazing in 2022 or 2023. The Grazing committee met in September of this year to discuss the pros and cons of cattle grazing and whether our ranch lands are ready for free range cattle again. One point brought up was that cattle grazing represents a small percentage in overall mitigation efforts, and each homeowner needs to continue to mitigate their land to protect their habitat from forest fires.

A majority vote by those present at the Committee meeting was to allow cattle back on the ranch in 2024 with stipulations that would be written out as part of the lease, and agreed to by the SFTR POA Board. The Board will have this lease proposal given to them by the December 2023 board meeting. Some of the thoughts are to have a maximum 40-60 cattle units May1-August 31. Rate of \$15/AU/month. It is thought to have this lease be only for the 2024 season so it can be reevaluated following the season.

#### **Women's Group Report - Given by Barb Wurfel**

The Women's Group, which meets generally every second Saturday of the month at the MOC, provides camaraderie for SFTR women as well as fundraising efforts for the benefit of the SFTR. Fundraising is through the logowear sales and the raffle at the annual picnic. These funds have been used for such items as buying logowear, supplies for the picnic and the Annual Dinner, carpet cleaning and other supplies for the MOC, sports equipment/container for outside the MOC. Annual activities include the fall dinner and summer picnic, open to all SFTR owners. Other activities include Welcome Visits to new owners; Garage and craft sales; lending library; guest speakers; and some occasional outings of the group. All are welcome to come!

#### **Metro Water System - PowerPoint presentation - by Bob Scott**

Bob gave a wonderful informative presentation to help us all understand a little of what the water system is about and how it works and why the Ditch Rats need to work so hard oftentimes to make sure we have the water in our homes.

There are 76 miles of water lines on the ranch, 6 pumps (which start at Starkville), and three water tanks. The water to our properties are gravity fed while the pumps get the water to the tanks. Each tank can hold 110,000 gallons. These are inspected periodically and monitored

through the SCADA Monitoring System which John Sanders created for us. This is helpful in seeing usage and if there may be a leak in the pipes.

About 1/3 of the water lines were put in place by a plow and not bedded properly. Thus with the rocks and type of pipe used, the leaks are many. It is estimated that there have been about 700 leaks repaired since 2003. They have replaced about 8 miles of pipeline instead of repairing them.

Slides were shown of the Ditch Rats working, how they find leaks, and phone lines in the same areas. The frost line was deeper than usual last winter and a video showing ice coming out of the frozen water line was very interesting for all. The process of bonding pipes together was also shown.

The Ditch Rats have put in close to 3,000 man hours in 2023, which, if we would have to be paying contractors, would be about \$200,000. - so thank them when you see them!

Bob also cautioned people to replace your foam insulators in your meter pit if you have taken them out before freezing weather, and to not modify the insulators at all.

### **Ballot Results**

Mark Thomas 131; Scott Tollefson 128; Carol Smith 142;

### **Meeting Adjourned at 11:05.**

15 minute break before the Regular POA Board Meeting.

Santa Fe Trial Ranch POA							
Revenue and Expense Summaries 2023							
January to August 2023 Actuals and September to December Estimates							
			January to August Actuals	Estimated September to December	Total 2023	Original 2023 Budget	Estimated Over (Under) Budget
<b>General Income:</b>							
		Carryover Reserve for Roads	\$ 148,070	\$ -	\$ 148,070	\$ 148,070	\$ -
		Carryover Reserve for Forest Health and Mitigation	\$ 15,420	\$ -	\$ 15,420	\$ 15,420	\$ -
		Reserve for Future Projects	\$ (99,737)	\$ -	\$ (99,737)	\$ (99,737)	\$ -
		Annual Dues	\$ 403,623	\$ -	\$ 403,623	\$ 403,623	\$ -
		Less: Reserve for Bad Debts/Change in Accounts Receivables	\$ -	\$ (11,133)	\$ (11,133)	\$ (7,500)	\$ (3,633)
		<b>Total General Income</b>	<b>\$ 467,376</b>	<b>\$ (11,133)</b>	<b>\$ 456,243</b>	<b>\$ 459,876</b>	<b>\$ (3,633)</b>
<b>Other Income:</b>							
		Covenant Violations	\$ -	\$ 500	\$ 500	\$ 500	\$ -
		Processing Fees/Credit Card Processing Fees	\$ 5,640	\$ 400	\$ 6,040	\$ 5,400	\$ 640
		Grazing Lease	\$ -	\$ -	\$ -	\$ -	\$ -
		Interest Income	\$ 3,114	\$ 300	\$ 3,414	\$ 1,400	\$ 2,014
		Finance Charges	\$ -	\$ 900	\$ 900	\$ 2,000	\$ (1,100)
		Lien Fees	\$ -	\$ 300	\$ 300	\$ 300	\$ -
		<b>Total Other Income</b>	<b>\$ 8,754</b>	<b>\$ 2,400</b>	<b>\$ 11,154</b>	<b>\$ 9,600</b>	<b>\$ 1,554</b>
		<b>Total Income/Cash Available</b>	<b>\$ 476,130</b>	<b>\$ (8,733)</b>	<b>\$ 467,397</b>	<b>\$ 469,476</b>	<b>\$ (2,079)</b>
<b>Communications</b>							
		Bare Communications - Website Hosting, maintenance and upgrades	\$ 3,950	\$ 600	\$ 4,550	\$ 5,560	\$ (1,010)
		TV Display	\$ 854	\$ -	\$ 854	\$ 850	\$ 4
		Google Meet	\$ 756	\$ 432	\$ 1,188	\$ 1,296	\$ (108)
		IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 571	\$ 84	\$ 655	\$ 342	\$ 313
			\$ 6,132	\$ 1,116	\$ 7,248	\$ 8,048	\$ (800)
<b>Forest Health/Wildfire Mitigation</b>							
		<b>Forest Health/Wildfire Mitigation</b>					
		1990 Sun Trailer Purchase	\$ 1,500	\$ -	\$ 1,500	\$ 2,800	\$ (1,300)
		Fuel Tank & Stand	\$ 500	\$ -	\$ 500	\$ -	\$ 500
		Equipment Rental	\$ 2,322	\$ 6,000	\$ 8,322	\$ 17,000	\$ (8,678)
		Mapping	\$ 1,488	\$ -	\$ 1,488	\$ -	\$ 1,488
		Mitigation Supplies	\$ 1,356	\$ 4,000	\$ 5,356	\$ 2,000	\$ 3,356

Santa Fe Trial Ranch POA							
Revenue and Expense Summaries 2023							
January to August 2023 Actuals and September to December Estimates							
			January to August Actuals	Estimated September to December	Total 2023	Original 2023 Budget	Estimated Over (Under) Budget
	Chain-link pen for equipment storage		\$ -	\$ -	\$ -	\$ 3,000	\$ (3,000)
	Owner education mailings		\$ -	\$ -	\$ -	\$ 500	\$ (500)
			\$ 7,165	\$ 10,000	\$ 17,165	\$ 25,300	\$ (8,135)
	<b>Chipper Maintenance</b>						
	Oil & Filters		\$ 155	\$ -	\$ 155	\$ -	\$ 155
	<b>Weed Control</b>						
	Weed Chemicals		\$ 1,122	\$ 400	\$ 1,522	\$ 2,000	\$ (478)
	<b>Total Forest Health/Wildfire Mitigation</b>		\$ 8,442	\$ 10,400	\$ 18,842	\$ 27,300	\$ (8,458)
	<b>Administration:</b>						
	<b>Lien Fees</b>						
	Las Animas County Clerk		\$ 52	\$ 200	\$ 252	\$ 250	\$ 2
	<b>Post Office Expense</b>						
	Stamps		\$ 378	\$ 300	\$ 678	\$ 200	\$ 478
	<b>Mileage Expense</b>						
	Mileage		\$ 114	\$ 100	\$ 214	\$ 1,000	\$ (786)
	<b>Bridge Inspection</b>		\$ -	\$ -	\$ -	\$ 10,000	\$ (10,000)
	<b>Credit Card Fees</b>						
	Service Charge		\$ 4,052	\$ 1,100	\$ 5,152	\$ 5,900	\$ (748)
	<b>Income Taxes</b>		\$ -	\$ -	\$ -	\$ 300	\$ (300)
	<b>Accounting</b>						
	Abby Tamburelli - Bookkeeping Fees		\$ 5,280	\$ 2,640	\$ 7,920	\$ 7,920	\$ -
	Dixon, Waller, and CO. - Audit Fees		\$ 1,000	\$ -	\$ 1,000	\$ 1,250	\$ (250)
	Tax Return Filing		\$ -	\$ 500	\$ 500	\$ 500	\$ -
	Discretionary Bookkeeper Bonus		\$ -	\$ 750	\$ 750	\$ 750	\$ -
			\$ 6,280	\$ 3,890	\$ 10,170	\$ 10,420	\$ (250)
	<b>Supplies</b>						
	Ink, Checks, envelopes		\$ 934	\$ 400	\$ 1,334	\$ 3,000	\$ (1,666)
	<b>Insurance - Other</b>						
	Insurance Policies		\$ 652	\$ 13,800	\$ 14,452	\$ 7,500	\$ 6,952
	<b>Legal Fees/Other</b>						
	Legal Fees		\$ 693	\$ 1,500	\$ 2,193	\$ 15,000	\$ (12,807)

Santa Fe Trial Ranch POA							
Revenue and Expense Summaries 2023							
January to August 2023 Actuals and September to December Estimates							
			January to August Actuals	Estimated September to December	Total 2023	Original 2023 Budget	Estimated Over (Under) Budget
<b>Property Taxes</b>							
	Las Animas County Treasurer		\$ 529	\$ -	\$ 529	\$ 550	\$ (21)
<b>Total Administration</b>			<b>\$ 13,685</b>	<b>\$ 21,290</b>	<b>\$ 34,975</b>	<b>\$ 54,120</b>	<b>\$ (19,145)</b>
<b>Common Area:</b>							
<b>Road/Bridge/Culvert</b>							
	Heath Andreatta Excavation LLC		\$ 57,505	\$ 62,000	\$ 119,505	\$ 133,500	\$ (13,995)
	Leone Sand and Gravel		\$ 53,217	\$ 62,000	\$ 115,217	\$ 178,000	\$ (62,783)
	Other Expenses - Culverts, etc.		\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
	Discretionary Equipment Operator Bonus		\$ -	\$ 750	\$ 750	\$ 750	\$ -
			<b>\$ 110,722</b>	<b>\$ 129,750</b>	<b>\$ 240,472</b>	<b>\$ 317,250</b>	<b>\$ (76,778)</b>
<b>Snow Removal</b>							
	Heath Andreatta Excavation LLC		\$ 10,730	\$ 7,500	\$ 18,230	\$ 30,000	\$ (11,770)
<b>Building/Equipment/Signs - Other</b>							
	Scanner		\$ 135	\$ -	\$ 135	\$ -	\$ 135
	Trash Can Lid Modifications		\$ 1,044	\$ -	\$ 1,044	\$ 1,250	\$ (206)
	Other Items		\$ -	\$ -	\$ -	\$ 4,250	\$ (4,250)
			<b>\$ 1,179</b>	<b>\$ -</b>	<b>\$ 1,179</b>	<b>\$ 5,500</b>	<b>\$ (4,321)</b>
<b>Trash Disposal</b>							
	Twin Enviro Services		\$ 12,960	\$ 6,480	\$ 19,440	\$ 18,000	\$ 1,440
<b>Conservancy Lease</b>							
	Annual Lease Fee		\$ 730	\$ -	\$ 730	\$ 658	\$ 72
<b>Phone/Utilities</b>							
	Al's Gas Service		\$ 3,273	\$ 900	\$ 4,173	\$ 4,100	\$ 73
	Mobile Email		\$ 315	\$ 180	\$ 495	\$ 500	\$ (5)
	San Isabel Electric		\$ 3,021	\$ 900	\$ 3,921	\$ 4,000	\$ (79)
			<b>\$ 6,608</b>	<b>\$ 1,980</b>	<b>\$ 8,588</b>	<b>\$ 8,600</b>	<b>\$ (12)</b>
<b>Total Common Area</b>			<b>\$ 142,929</b>	<b>\$ 145,710</b>	<b>\$ 288,639</b>	<b>\$ 380,008</b>	<b>\$ (91,369)</b>
<b>Total All Expenses</b>			<b>\$ 171,188</b>	<b>\$ 178,516</b>	<b>\$ 349,704</b>	<b>\$ 469,476</b>	<b>\$ (119,772)</b>
<b>Net</b>			<b>\$ 304,942</b>	<b>\$ (187,249)</b>	<b>\$ 117,693</b>	<b>\$ -</b>	<b>\$ 117,693</b>



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

**8/31/2023**

**ASSETS**

Current Assets

Checking/Savings

Total First National Bank \$ 273,923

Century Savings 156,268

Total Checking/Savings 430,191

Total Accounts Receivable 26,404

Total Current Assets 456,595

Fixed Assets

Total Fixed Assets 69,417

Less Accumulated Deprteciaiton (45,874)

Net Fixed Assets 23,543

TOTAL ASSETS \$ 480,138

**LIABILITIES & EQUITY**

Equity

Retained Earnings \$ 303,681

Total Transfer of Metro Assets (64,640)

Net Income 241,097

Total Equity \$ 480,138

TOTAL LIABILITIES & EQUITY \$ 480,138