

August 3, 2024 POA Reg Board Meeting Minutes
Metro Operations Center 9:00 am

Board of Directors Present: Robert L. Scott, Bill Nielsen, Carlin Craig, Rick Kinder, Ken Dixon, Mark Thomas, Scott Tollefson, Bill Latham, Carol Smith

Guests signed in: Tim Storey, Donnie and Christa Perkinson, Ann Scott, Lori Clark, John Gerald, Jean Busch, Claudia Henning, Sue Downs, Deb Roberts, Patty Thomas, Joe Richards, Jerry and Dorothy Kirkwood, Val Allred, Brittany Miller, Jason Shepard, Ken Patten, Jerry Barnes, Michelle Bonnette

Call to Order: 9:00 am

Proof of Notice: on website since October 2023, reminders on website and SFTR Facebook

Roll Call and determination of Quorum: All nine Directors present; quorum achieved

Approval of June 1, 2024 POA Meeting Minutes: Approved without changes

Committee Reports:

1) Communications (John Gerald, chair)

To date, we have 238 registered users on our new website, which was begun on June 30, 2024. The instructions for registering can be found once you click on santafetrailranch.com and scroll down to bottom to see "Quick Links/Website Access Request". Many owners have expressed their appreciation of the appearance and ease of its use. The "Search" ability is a highly useful tool, found in the upper right. A new feature is a blog feature. Anyone wishing to post a blog article may do so by sending it to John Gerald.

We also have a private "Official SFTR Facebook" group for owners. Contact Claudia Henning or Bill Nielsen to join. We have 142 members to date.

2) Government Documents Review (Bill Nielsen, chair)

The Covenants Proposed Changes were passed at the Special Owners Meeting in June. These can be found on the website under "About/Legal Disclosures". The Committee is nearly completed with proposed changes to our ByLaws. The target date is to have these ready to be voted on by the Owners at the October Annual Meeting. The ballots with explanations will be mailed on September 4. The Committee will have 2 sessions at the MOC for Q and A regarding these ballot ByLaw proposals. These will be held Saturday, September 14th 1-3 pm and Saturday, September 21 10-12 noon.

3) Roads (Carlin Craig, chair)

We have had Tom Berry, our Road Grader, working diligently this summer to blade all the ranch roads at least once. In addition, new road base has been applied to several roads, and Ditch and Culvert work has been done. The heavy rains we had caused work needed in some of the culvert areas too. It is reiterated that speed is the major cause of the washboards we get on our roads. Please do not drive over the posted speed limit of 25, and remind any contractors as well. It is noted that Tom will be on vacation the last week of August and first week of

September. Note that the invoice of around \$12,000 has just been received for work done in July, so not yet reflected on the YTD budget presented today.

4) Covenants (Rick Kinder, chair)

There have been two recent complaints. One concerning an open fire on the ranch and one about a speeding vehicle. Both were resolved after talking to the parties involved.

Jerry Barnes spoke about a concern of ricocheting bullets from a neighbor target shooting - which is a covenant violation and very dangerous. He was told to file a complaint and it will be addressed in the proper manner.

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

To help in Firewise for the ranch, the Committee chipped slash, which the committee and owners had cut and stacked, until May 31. Since then, bids for Mitigation work were taken for several areas of the ranch that were blind curves and evacuation routes. These areas were requested to be done per the Forest Service a couple years ago, and several spots that owners pointed out were dangerous. The attached budget pages show where the work was done, and the company that was given the work through the bidding process.

Ken also spoke about a seminar which will be held at the MOC in the near future concerning some possible grant funding available for individual owners in doing their own land mitigation and conservation work. This will be through NRCS (Natural Resources Conservation Services) for private land. Ken will set this seminar up and give further information on the website once the date is set. Chelle Bonnette has volunteered to assist Ken in this process.

6) Finance (Mark Thomas, chair)

After contacting 43 different businesses to find someone to do an audit/review of our accounting and finance, no one was found. Since we are not required to have this done, we will continue to have details available through the business office for anyone wanting to understand and see our budgeting information.

The current financials are attached to these minutes.

7) Weed Control, Common Area (Scott Tollefson, chair)

Weed Spraying that has been done recently is respraying Elk Park, Old Mission Ridge, and Timber Park. The rest of the herbicide is now dedicated to spray newly mitigated areas. Scott noted that he did not use volunteers for this spraying this summer as he wanted to know first hand how the herbicide worked and how far it went. He did the spraying as spot spraying so as to not kill trees nearby. He received some complaints that persons had dead trees but he does not believe these were from the spraying. Various areas of dead trees this year have been observed, which some attribute to too much moisture. The dead Locust which have been intentionally sprayed will be taken care of by the mitigation committee.

The dumpsters continue to have items not acceptable placed in or around them - as examples: a refrigerator, window AC, roofing material. It is reminded that the local dump and the local scrap metal area near the dump are very reasonable and should be used. An article about those services will be posted soon on the website.

The trash disposal company we currently use, Twin Enviro, has been bought by another company. It is unknown at this time what changes, if any, there may be.

8) Emergency Preparedness (Bill Latham, chair)

We are reminded to periodically review our personal emergency lists for what to remember to take and do in case of evacuation notice; various emergency routes; watching for smoke after a lightning storm; items to keep in your car; etc. These lists can be found on the website under "Articles/Safety" as well as there are pamphlets in the MOC for your taking.

All are encouraged to sign up for Code Red (a reverse 911 program) - which can be found on the website under "Community/Community Preparedness".

Bill and Joe Richards spoke about the County preparing to change from Code Red to a system called RAVE. When this happens, more information will be provided for signing up. The county also will be having a call system for all phones in the area, whether signed up or not to Rave, so visitors and tourists will get an emergency call too. Again, more on this once it is up and running.

9) Grazing (Marty Pachelli, chair) Report by committee member Carol Smith

We had 46 Animal units plus 2 bulls grazing this summer on SFTR. The rancher, Justin Malespini, has been happy with the lease, and there have been no complaints from owners. Some concern from owners have arisen when the cattle crossed the RR fencing line and off our ranch property, but the rancher responded in a timely manner to move the cattle once called. The rancher will set up a corral in the next few days and begin to move the cattle to pick them up. They are to be removed by August 15.

The rancher would like to possibly bring the cattle in April next year so the dried grasses can be eaten before new grass comes. The Grazing Committee will have a meeting this fall to review comments and the rancher request and give recommendations to the board for a new or renewed contract for next year. Marty would also hope to have a "Volunteer Fencing" group sometime before next grazing begins to help repair the east side fencing. Although that is the RR responsibility, it seems they are not concerned about making repairs to keep cattle out. The meeting will be announced ahead once it is set.

New Business:

Carol Smith said the picnic and Flea Market sponsored by the Women's Group were successful and the Women's Group will evaluate the Electronics Recycling truck - whether to have it be an annual offer for the ranch owners or not.

The Annual SFTR Fall Dinner will be Saturday, November 2 at the MOC. Watch for details closer to that date.

The Annual POA Owners Meeting will be October 5, 2024 at the MOC at 9 am. Letters will be mailed out September 4th to all owners with more information as well as it will contain ballots for voting for POA Board of Directors and for ByLaw proposals.

Joe Richards said there is a proposal by CDOT to create a "Critter Crossing" this side of Raton Pass, since they have noted an increase in animal crossings over I-25, causing accidents. More information is needed and will be shared in the coming months about this.

Sue Downs shared that Buddie Curro, our long time Fire Chief at FPFD is retiring and suggested cards be sent from those who know him. There is some discussion as to who will become the next fire chief in his place.

Jean Busch shared about the Recycling Truck (Future Generations) that comes to the ranch at the mailboxes at 9 am every 2nd Monday. It costs \$10 per large recycling bag (obtained by the recycling truck). They take plastics, paper, cardboard, etc. Information is on the table at the MOC and Jean will put an article on the website as well.

At 9:45 am, After no further questions or discussion, the guest attendees left and the Board went into executive session at 10:05 to discuss updates regarding the lawsuit and proposals to the bylaws which will be on the ballot.

Executive session ended at 11 am.

The next POA Board Meeting will be the Owners Annual Meeting at 9:00 am at the MOC, followed by a regular POA Board Meeting.

Santa Fe Trail Ranch POA
Balance Sheet
As of June 30, 2024

Jun 30, 24

ASSETS

Current Assets

Checking/Savings

Total First National Bank \$ 385,293

Century Savings \$ 157,603

Total Checking/Savings \$ 542,895

Accounts Receivable

Accounts Receivable \$ 48,333

Bad Debt Reserve \$ (5,000)

Total Accounts Receivable \$ 43,333

Total Current Assets \$ 586,228

Total Fixed Assets \$ 18,950

TOTAL ASSETS \$ 605,178

LIABILITIES & EQUITY

Accounts Payable \$ 38,401

Equity

Retained Earnings \$ 427,878

Total Transfer of Metro Assets \$ (64,640)

Net Income \$ 203,539

Total Equity \$ 566,777

TOTAL LIABILITIES & EQUITY \$ 605,178

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 07-30-24					
	Actuals Through 06- 30-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes	
Beginning Cash Balance at 01-01-24	\$ 339,470	\$ 339,470			
Cash Balance used for Increased Expenses in 2024 over Income	\$ (75,344)	\$ (75,344)			
Reserve for Future Projects	\$ 264,126	\$ 264,126			
General Income:					
Annual Dues	\$ 416,307	\$ 416,307	\$ -	453 lots at \$919 per lot	
Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -		
Total General Income	\$ 411,307	\$ 411,307	\$ -		
Other Income:					
Covenant Violations	\$ -	\$ 500	\$ 500	Estimate	
Processing Fees/Credit Card Processing Fees	\$ 5,480	\$ 6,000	\$ 520	Consistent with 2023 and previous years	
Grazing Lease	\$ 2,100	\$ 2,000	\$ (100)	Cattle Grazing Lease in effect for 2024	
Interest Income	\$ 4,525	\$ 4,500	\$ (25)	Consistent with 2023 actuals	
Finance Charges	\$ -	\$ 900	\$ 900	Estimate	
Lien Fees	\$ -	\$ 300	\$ 300	Estimate	
Total Other Income	\$ 12,105	\$ 14,200	\$ 2,095		
Total Income	\$ 423,412	\$ 425,507	\$ 2,095		
Communications					
Bare Communications - Website Hosting, maintenance and upgrades	\$ 900	\$ 5,560	\$ 4,660	Includes \$3,760 in website upgrades	
TV Display	\$ 912	\$ 1,055	\$ 144	Estimate	
Google Meet	\$ 560	\$ 1,296	\$ 736	Consistent with 2023	
IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 348	\$ 289	\$ (59)	Consistent with 2023 and previous years	
	\$ 2,720	\$ 8,200	\$ 5,480		
Forest Health/Wildfire Mitigation					
Forest Health/Wildfire Mitigation					
Equipment Rental and Contractors:					
Landpride LLC	\$ 10,000			Oak Park Mitigation	
Rocky Robinson	\$ 7,000			Upper Cottonwood	
Landpride LLC	\$ 3,000			Old Mission Ridge mitigation	
				Mitigation done along both sides of Sunset Drive Off Mtn View	
Landpride LLC	\$ 6,000			Mitigation on Porcupine & Conifer on Mtn. View	
Rocky Robinson	\$ 1,100			Mitigation from corner of Fishers Peak & Timber Park to Alpine Meadows	
Rocky Robinson	\$ 5,900				
Equipment Rental and Contractors Subtotal	\$ 33,000	\$ 68,000	\$ 35,000	A total of 25 miles of roads are to be mitigated with 8 miles of that requiring equipment rental and contractor support at \$8,600 per mile	
Mitigation Supplies	\$ -	\$ 3,921	\$ 3,921	Chipper supplies at \$951, Fuel and other misc. supplies at \$2,970	
	\$ 33,000	\$ 71,921	\$ 38,921		
Weed Control					
Weed Chemicals	\$ 6,511	\$ 6,500	\$ (11)	Increased for expanded spraying	
Total Forest Health/Wildfire Mitigation	\$ 39,511	\$ 78,421	\$ 38,910		
Administration:					
Lien Fees					
Las Animas County Clerk	\$ -	\$ 275	\$ 275	Consistent with 2023 and previous years	
Post Office Expense					

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 07-30-24					
		Actuals Through 06- 30-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
Stamps and annual meeting mailing		\$ -	\$ 700	\$ 700	Consistent with 2023 and previous years
Mileage Expense					
Mileage		\$ 1,096	\$ 350	\$ (746)	Higher than budget due to travel associated with active litigation
Bridge Inspection		\$ -	\$ 10,000	\$ 10,000	Place holder if needed for compliance with agreement with railroad
Credit Card Fees					
Service Charge		\$ 3,936	\$ 5,000	\$ 1,064	Consistent with 2023 actuals
Income Taxes		\$ 34	\$ -	\$ -	Minimum taxes
Accounting					
Abby Tamburelli - Bookkeeping Fees		\$ 3,465	\$ 8,316	\$ 4,851	Unable to find a firm that would do the work due to increase regulations and insurance costs
Dixon, Waller, and CO. - Audit Fees		\$ -	\$ 2,500	\$ 2,500	
Tax Return Filing		\$ -	\$ 500	\$ 500	
Discretionary Bookkeeper Bonus		\$ -	\$ 750	\$ 750	
		\$ 3,465	\$ 12,066	\$ 8,601	
Supplies					
Ink, Checks, envelopes, stamps		\$ 967	\$ 2,000	\$ 1,033	Consistent with 2023 and previous years
Insurance - Other					
Insurance Policies		\$ 652	\$ 15,000	\$ 14,348	5% above 2023 actual rates
Legal Fees/Other					
Legal Fees		\$ 2,649	\$ 5,000	\$ 2,351	Estimate
Property Taxes					
Las Animas County Treasurer		\$ 517	\$ 550	\$ 33	Consistent with 2023 and previous years
Total Administration		\$ 13,316	\$ 50,941	\$ 37,659	
Common Area:					
Road/Bridge/Culvert					
Heath Andreatta Excavation LLC		\$ 41,775	\$ 125,000	\$ 83,225	5% above 2023 actual rates
Leone Sand and Gravel		\$ 89,102	\$ 172,200	\$ 83,098	12,000 tons at \$10/ton (up from \$9.25 in 2023) (\$120,000) plus 522 loads delivery fees at \$100 per load (up from \$75 in 2023) (\$52,200)
Other Expenses - Culverts, etc.		\$ 224	\$ 5,000	\$ 4,776	Same as 2023 budget
Discretionary Equipment Operator Bonus		\$ -	\$ 750	\$ 750	Same as 2023
		\$ 131,101	\$ 302,950	\$ 171,849	
Snow Removal					
Heath Andreatta Excavation LLC		\$ 15,600	\$ 30,000	\$ 14,400	Estimate - this is dependent on actual work needed based on snowfall
Building/Equipment/Signs - Other					
Other Items - Guard Shack Camera, Computer and Software		\$ 1,775	\$ 5,000	\$ 3,225	Estimate - Place holder
		\$ 1,775	\$ 5,000	\$ 3,225	
Trash Disposal					
Twin Enviro Services		\$ 9,720	\$ 20,500	\$ 10,780	5% above 2023 actual rates
Conservancy Lease					
Annual Lease Fee		\$ -	\$ 730	\$ 730	Same as 2023 actual
Phone/Utilities					
Al's Gas Service		\$ 2,993	\$ 4,000	\$ 1,007	5% above 2023 actual rates
Mobile Email and Guard Shack Starlink		\$ 925	\$ 1,400	\$ 475	Same as 2023
San Isabel Electric		\$ 2,212	\$ 4,300	\$ 2,088	5% above 2023 actual rates
		\$ 6,130	\$ 9,700	\$ 3,570	

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 07-30-24					
		Actuals Through 06- 30-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
Total Common Area		\$ 164,326	\$ 368,880	\$ 204,554	
Total All Expenses		\$ 219,873	\$ 506,442	\$ 286,603	
Net		\$ 278,883	\$ -	\$ -	