

**February 7, 2026, POA Regular Board Meeting Minutes**  
**Metro Operations Center, 9:00 am**

**Directors:** Robert L. Scott, Mark Thomas, David Moore, Carol Smith, Bill Nielsen, Joe Richards, Shannon DeBord, Tim Storey, Rick Kinder

**Guests:** Ann Scott, Sue Downs, Deb Roberts, Vaughn Roundy, James Hawkins, Patty Thomas, Jerry and Dorothy Kirkwood, John Gerald, Jean Busch, Jerry Peters, Claudia Henning, Doug and Sherry Talbot, Marc and Sally Wilson, Randy and Denise Wichterman, Scot and Mary Stauffer, Carl Larson, Bill Latham, Gabe McEver

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

**Proof of Notice:** On website calendar since October; reminder sent on SFTR Facebook

**Roll Call and Determination of Quorum:** All directors present; quorum achieved

**Approval of December 6, 2024 Regular Board Meeting Minutes:** Minutes approved without changes

**Committee Reports:**

**1) Communication - John Gerald, Chair**

The Website continues to gain members, now having 369 members, and the SFTR Facebook has 208 members. John has been monitoring the website to see 'what sites are being looked at' as an interest point. He showed graphs showing the statistics. There have been 2,963 visits in the last month. Users check out the main page, which is open to anyone, but the usage for 'owners only signed in' shows many different items checked out, with one of the largest views being the owners information pages.

The committee is developing a forum to try on the website. It is being tested at this point with the committee members. If all goes well, it will be ready in a month or so, and will be strictly monitored.

An emergency only "push technology" SMS Text alerts -is also in the works, which uses cellular texting for sending emergency notifications to ranch residents who sign up for it.

The Committee holds monthly meetings, and will be meeting next Wednesday, and will be discussing this in more detail.

Laurie Nielsen is John's website Administration backup. The committee has a great team, but new members are always welcome. They monitor and upkeep the website and create video support for meetings of the board and other needs. Contact John if interested in joining or you have questions about their committee. (John@santafetrailranch.com)

**2) Governance Documents/Covenants/Adopt-A-Road - Bill Nielsen, chair**

Governance Documents -The CO General Assembly reconvened on January 14th, and at this time there are no HOA/POA related bills on the agenda.

Some questions have arisen as to executive sessions. Our policy has been to only record voice during these sessions by the President of the POA, but no video and no notes. In speaking with Altitude Community Law, The CIOAA does not specifically address this issue and it was

suggested to put specifics into our policies to clarify the conduct of our meetings. Bill Nielsen and Mark Thomas will create a policy to bring to the Board at the April Meeting for a discussion and vote. This would only need to be voted on by the Board, not the Owners.

Covenants complaints- the board has been working with complaints concerning two separate owners and those will be discussed during the executive session following today's regular meeting.

Owner's Education- We follow the Colorado Common Interest Ownership Act (CCIOA), which is the primary state governing document for HOAs and POAs. This has been in effect since July 1, 1992, and is modified with annual House and Senate bills. SFTR is a pre-CCIOA Community, so several sections are not applicable to SFTR. You can see the copy of the 2025 edition at <https://dre.colorado.gov/ccioa>

Adopt-A-Road - There are 128 segments of road right-of-way (ROW) on SFTR that are "adopted" by owners for weed spraying each spring/summer. The POA (through Rick Kinder) provides the chemicals for spraying the locust and thistles along this ROW. Currently there are 32 segments still available. Contact Bill Nielsen if interested. ([wpnielsen@msn.com](mailto:wpnielsen@msn.com))

### **3) Common Area/Community Preparedness - Shannon DeBord, chair**

New dumpsters were placed on 1/30/26. The new company, Arthur Roll-off, out of Raton, will be picking up trash Mondays and Thursdays September - May. In the summer months, June-August, they will pick up M-W-F. A demo video was posted on social media and website.

New "Your Speed" signs ( 2' x 3' solar) have arrived and will be put up soon by the Road Committee, being placed on a couple places on Fisher Peak Pkwy. All are reminded the speed limit is 25 mph on our roads.

Communication between the Road Committee and the Communications Committee (Bob Scott and Shannon DeBord) will take place for snow plowing and road repairs, so that information can go out on social media and the website with information about road repairs, closures, openings and plowing.

### **4) Roads - Bob Scott, chair**

Road maintenance has been limited by the frozen road surfaces. We had minimal snow removal as well as limited grading to mitigate washboards. This has picked up in the last couple weeks.

### **5) Forest Health/Mitigation - Mark Thomas, chair**

There were 2 contracted mitigation projects that were completed at the end of December on the POA right-of-way. One was mowing along the conservancy - Gallinas Pkwy from Fishers Peak to Timber Park to Alpine Meadows. The other project concentrated on opening up blind curves and corners on Little Bear and Old Mission.

For 2026, plans are to once again use volunteers to mitigate along ROWs. These dates are set for the 3rd Saturday of each month starting in April, 8:30 - noon. These dates will be April 18, May 16, June 20, July 18, Aug 15, Sept 19, October 17. Please contact Mark or David Moore by email to let them know what you are able to help with. They need chippers, draggers, limbing, chain sawing, first aid, safety officer, snacks and water, etc. (Mark = [vsimthomas@gmail.com](mailto:vsimthomas@gmail.com)), (David = [dmoorecpa@gmail.com](mailto:dmoorecpa@gmail.com))

Chipper Days - the committee is considering holding (3) "chipper days" where owners can bring branches and trees no larger than 4" diameter to a select location to be chipped. The slash should only be from right-of-way areas, and the owner should expect to help with the dragging, lining up, and/or chipping of the branches and trees. The volumes brought should be reasonable in size. The first of these is set for April 18, and the program will be assessed after that session. This effort will take place in the afternoon, and the location and time will be announced before then.

There are also 2 contracted mitigation projects budgeted that will be focusing on blind curves and road encroachment areas along the main ingress and egress routes.. These will be selected as the year progresses.

#### **6) Finances - David Moore, chair**

The financial statements are attached to these minutes. The goal of our spending is to spend within our means and knowing we need reserves for unexpected expenses that may arise. Therefore the Road Committee cut back on some of the general maintenance and the Mitigation Committee is using more volunteer efforts, etc. This past year did see some unexpected expenses such as road slides and a big increase in our insurance cost. Our trash disposal will be more this year, but it was necessary to change companies and increase the number of bins and pickups due to the increase in full and part time owners. The final CPI of November 2025 was 2.7%, so the POA dues are now \$970/year/lot. At the end of January we had 3 lots with liens with nearly \$6,000 total due to SFTR POA.

#### **7) Grazing - Tim Storey, member/Marty Pachelli, chair**

The Grazing Committee is recommending to make a contract with the same rancher as last year with the following directions. These recommendations are subject to change based on the moisture and grazing conditions.

Recommendations: Cattle here 3 months, May 1-July 31; Same AU as 2025 (approx 45 AU or 90 head); same grazing fee as 2025; cattle to be dispersed between Cottonwood and Gallinas; removal to be completed by July 31 and same penalty for non removal as 2025.

The written agreement will be presented to the POA Board for approval and signatures. The 2025 Grazing Contract can be found on the SFTR Website under 'Legal Disclosures'.

#### **New Business:**

There were issues with a compost pile igniting on an owner's property with good response by neighbors and the fire department. It was necessary to watch and work on it for several days as it reignited and had hot spots. Fortunately, the owner had done mitigation on their trees which helped the flames not cause as much damage as they could have. The recommendation is to have that compost pile spread out or removed, but it has been determined to be too compacted and deep and wide for that to be something that neighbors can do on their own with their machines. One estimate has come in at around \$10,500 to take care of it. Since it is a safety issue, the Board made a motion that the Owner be given 60 days to have it cleaned up themselves or hire someone to do so. An option is to hire Heath Andreatta to take care of it and have the cost be absorbed by the owner. There will be an option for them to

be on a payment plan for that cost. The Motion carried. Shannon and Carol will discuss this with the owner this week.

### **Executive Session**

Attendees were asked to leave at 10:10 am so the POA Board could go into Executive session for the purpose of discussing covenant violations as well as a letter requested by the plaintiffs of the lawsuit.

**Executive session took place 10:20-11:00 am.**

**11:00 am** - The Executive session ended.

- a)** The owner requesting a hearing concerning covenant violations and fines did not appear.
- b)** In accordance with the terms of the lawsuit settlement agreement, a letter supporting efforts to reopen the exit 2 tunnel was drafted, reviewed by the Board, approved by unanimous vote after exiting the Executive session, and then sent to Marc Wilson, who is representing the plaintiffs. This letter is attached to the meeting minutes.

**Meeting Adjourned 11:03**

**Next POA Regular Board Meeting will be April 4 at 9:00 am at the MOC**

**Santa Fe Trail Ranch POA**  
**Balance Sheet**  
**As of December 31, 2025**

**Dec 31, 2025**

**ASSETS**

**Current Assets**

**Checking/Savings**

**First National Bank**

MM / General Savings - 67814	\$ 207,580
Checking - 70815	<u>\$ 13,069</u>
<b>Total First National Bank</b>	<b>\$ 220,650</b>
Century Savings	<u>\$ 159,627</u>
<b>Total Checking/Savings</b>	<b>\$ 380,276</b>

**Accounts Receivable**

Accounts Receivable	\$ 6,465
Bad Debt Reserve	<u>(10,000.00)</u>
<b>Total Accounts Receivable</b>	<b>\$ (3,535)</b>

**Total Current Assets**

\$ 376,741

**Fixed Assets**

<b>Total Fixed Assets</b>	<b>\$ 3,992</b>
<b>TOTAL ASSETS</b>	<b><u>\$ 380,733</u></b>

**LIABILITIES & EQUITY**

**Equity**

Retained Earnings	\$ 347,466
<b>Transfer of Metro Assets</b>	

Transfer of Bridge to Metro	\$ (21,640)
Transfer of Metro Assets - Other	<u>\$ (43,000)</u>
<b>Total Transfer of Metro Assets</b>	<b>\$ (64,640)</b>

**Net Income**

**\$ 97,907**

<b>Total Equity</b>	<b>\$ 380,733</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 380,733</u></b>

Santa Fe Trail Ranch Property Owners Association  
 Summary Profit & Loss Statement  
 Year to Date December 31, 2025

	P&L Detail Page Number	Year To Date 2025-12	Adopted 2025 Budget	Remaining Budget To Be Received/Expended	% Of Budget Received/Expended
<b>Income</b>					
Dues	Page 1	422,632	422,632	0	100.0%
Other	Page 1	19,232	14,970	(4,262)	128.5%
<b>Total Income</b>		<b>441,864</b>	<b>437,602</b>	<b>(4,262)</b>	<b>101.0%</b>
 <b>Committee Expenses</b>					
Common Area	Page 5	33,084	33,995	911	97.3%
Communications	Page 1 to 2	2,747	3,747	1,000	73.3%
Community Preparedness	Page 2	1,085	1,700	615	63.8%
Covenants			0	0	
Finance and Administration	Page 3 to 4	63,794	41,732	(22,062)	152.9%
Forest Health/Wildfire Mitigation	Page 2	22,908	71,750	48,842	31.9%
Governance Documents Review			0	0	
Grazing			0	0	
Road/Bridge/Culvert and Snow Removal	Page 4	219,875	318,750	98,875	69.0%
Weed Control	Page 2	464	6,500	6,036	7.1%
<b>Total Committee Expenses</b>		<b>343,957</b>	<b>478,174</b>	<b>134,217</b>	<b>71.9%</b>
 <b>Net Profit</b>		<b>97,907</b>	<b>(40,572)</b>	<b>(138,479)</b>	<b>-241.3%</b>

<b>Santa Fe Trial Ranch POA</b> <b>Profit &amp; Loss Statement - Actuals with 2025 Budget Comparison</b> <b>Year to Date Ending December 31, 2025</b>				
	<b>Actuals Through 12- 31-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	<b>2025 Budget Notes</b>
<b>Beginning Cash Balance 2025</b>	\$ 280,836	\$ 280,836		Adjusted to Actual 12-31-24 Balance
Cash Balance used for Increased Expenses in 2025 over Income (Estimated Revenues less Estimated Expenses)	\$ 97,907	\$ (40,572)		
Reserve for Future Projects	\$ 378,743	\$ 240,264		
<b>General Income:</b>				
Annual Dues	\$ 427,632	\$ 427,632	\$ -	453 lots at \$944 per lot - This based on the final November CPI of 2.7% which translates to an increase of \$25 per lot
Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	This will bring the accumulated bad debt reserve to \$10,000 at the end of 2025
<b>Total General Income</b>	\$ 422,632	\$ 422,632	\$ -	
<b>Other Income:</b>				
Covenant Violations	\$ 1,943	\$ 500	\$ (1,443)	Estimate
Processing Fees/Credit Card Processing Fees	\$ 5,920	\$ 2,500	\$ (3,420)	Actuals are higher for 2025 than budgeted as more people are opting to pay over time than estimated
Grazing Lease	\$ 2,760	\$ 2,520	\$ (240)	Cattle Grazing Lease renewal at 2024 rates
Interest Income	\$ 8,174	\$ 8,250	\$ 76	Consistent with 2024 actuals
Finance Charges	\$ 264	\$ 900	\$ 636	Estimate
Lien Fees	\$ 172	\$ 300	\$ 128	Estimate
<b>Total Other Income</b>	\$ 19,232	\$ 14,970	\$ (4,262)	
<b>Total Income</b>	<b>\$ 441,864</b>	<b>\$ 437,602</b>	<b>\$ (4,262)</b>	Increase in Income over 2024
<b>Communications</b>				

<b>Santa Fe Trial Ranch POA</b> <b>Profit &amp; Loss Statement - Actuals with 2025 Budget Comparison</b> <b>Year to Date Ending December 31, 2025</b>					
		<b>Actuals Through 12- 31-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	
	Equipment to improve streaming, recording and microphone system	\$ 1,467	\$ 2,475	\$ 1,008	Improvement to equipment to improve Owner experience at meetings
	Google Meet	\$ 497	\$ 432	\$ (65)	Revised licensing for 2025
	IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 783	\$ 420	\$ (363)	Consistent with 2024
	Miscellaneous Expenses	\$ -	\$ 420	\$ 420	Incidentals
		\$ 2,747	\$ 3,747	\$ 1,000	
<b>Forest Health/Wildfire Mitigation</b>					
	Forest Health/Wildfire Mitigation				
	Contracted mitigation work (negative amount is the remaining donations we received from Owners relating to the Team Rubicon Mitigation event that will be used for mitigation supplies)	\$ 22,378	\$ 65,000	\$ 42,622	Budget revised downward mid year to avoid deficit spending.
	Mitigation Supplies	\$ 530	\$ 6,750	\$ 6,220	Shifted to volunteer programs for 2025.
	<b>Total Forest Health/Wildfire Mitigation</b>	<b>\$ 22,908</b>	<b>\$ 71,750</b>	<b>\$ 48,842</b>	
<b>Weed Control</b>					
	Weed Chemicals	\$ 464	\$ 6,500	\$ 6,036	Strategizing for 2026 to coordinate with mitigation efforts.
<b>Preparedness</b>					
	Supplies	\$ 1,085	\$ 1,700	\$ 615	\$500 dollars for Preparedness and safety issues that may arise, and \$1,200 dollars for chemicals to continue the adopt a road program.

<b>Santa Fe Trial Ranch POA</b> <b>Profit &amp; Loss Statement - Actuals with 2025 Budget Comparison</b> <b>Year to Date Ending December 31, 2025</b>				
	<b>Actuals Through 12- 31-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	<b>2025 Budget Notes</b>
<b>Finance &amp; Administration:</b>				
<b>Lien Fees</b>				
Las Animas County Clerk	\$ 129	\$ 275	\$ 146	Consistent with 2024
<b>Post Office Expense</b>				
Stamps and annual meeting mailing	\$ 373	\$ 700	\$ 327	Consistent with 2024
<b>Mileage Expense</b>				
Mileage	\$ 890	\$ 1,500	\$ 610	Consistent with 2024
<b>Bridge Inspection</b>				
	\$ -	\$ -	\$ -	Inspection for 2024 was approximately \$12,000 with the next inspection due in 2026
<b>Credit Card Fees</b>				
	\$ 7,707	\$ 2,500	\$ (5,207)	More people using credit cards than expected.
<b>Income Taxes</b>				
	\$ -	\$ 250	\$ 250	Minimum tax estimates
<b>Accounting</b>				
Abby Tamburelli - Bookkeeping Fees	\$ 8,736	\$ 8,732	\$ (4)	This is a 5% over 2024
Review Fees	\$ -	\$ 2,500	\$ 2,500	We have been unable to find a firm that would do the work due to increase regulations and insurance costs, however, an estimate remains in case we can find a firm to do the work in 2025
Tax Return Filing	\$ -	\$ -	\$ -	The treasurer has been doing the return at no cost to the POA
Discretionary Bookkeeper Bonus	\$ 750	\$ 750	\$ -	Consistent with 2024 request
	\$ 9,486	\$ 11,982	\$ 2,496	
<b>Supplies &amp; Bank Charges</b>				
Ink, Checks, envelopes, stamps	\$ 1,982	\$ 1,500	\$ (482)	Consistent with 2024

<b>Santa Fe Trial Ranch POA</b> <b>Profit &amp; Loss Statement - Actuals with 2025 Budget Comparison</b> <b>Year to Date Ending December 31, 2025</b>				
	<b>Actuals Through 12- 31-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	<b>2025 Budget Notes</b>
<b>Insurance - Other</b>				
Insurance Policies	\$ 42,497	\$ 15,000	\$ (27,497)	2025 Actuals are higher than budgeted due to higher Umbrella Coverage Premiums than estimated, in addition to a 2024 delayed decision on coverage.
<b>Legal Fees/Other</b>				
Legal Fees	\$ 195	\$ 7,500	\$ 7,306	Not needed at the budgeted level in 2025.
<b>Property Taxes</b>				
Las Animas County Treasurer	\$ 536	\$ 525	\$ (11)	Consistent with 2024
<b>Total Administration</b>	\$ 63,794	\$ 41,732	\$ (22,062)	
<b>Common Area:</b>				
<b>Road/Bridge/Culvert</b>				
Heath Andreatta Excavation LLC	\$ 130,518	\$ 120,000	\$ (10,518)	Over budget mainly attributed to road washouts.
Leone Sand and Gravel	\$ 75,735	\$ 167,000	\$ 91,265	Held under budget to avoid deficit spending.
Other Expenses - Culverts, etc.	\$ 8,913	\$ 1,000	\$ (7,913)	Based on actual needs attributed to road washouts.
Discretionary Equipment Operator Bonus	\$ 750	\$ 750	\$ -	Consistent with 2024 request
	\$ 215,915	\$ 288,750	\$ 72,835	
<b>Snow Removal</b>				
Heath Andreatta Excavation LLC	\$ 3,960	\$ 30,000	\$ 26,040	Estimate - this is dependent on actual work needed based on snowfall - Kept at prior year budget levels due to uncertainty
<b>Total Common Area - Roads</b>	\$ 219,875	\$ 318,750	\$ 98,875	
<b>Building/Equipment/Signs - Other</b>				

<b>Santa Fe Trial Ranch POA</b> <b>Profit &amp; Loss Statement - Actuals with 2025 Budget Comparison</b> <b>Year to Date Ending December 31, 2025</b>				
	<b>Actuals Through 12- 31-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	<b>2025 Budget Notes</b>
Other Items - Guard Shack Camera, Computer and Software, Signs, Locks	\$ 1,318 \$ 1,318	\$ 3,500 \$ 3,500	\$ 2,182 \$ 2,182	Expected lower in 2025 since cameras have been purchased - Place holder for signs, locks and software licensing
<b>Trash Disposal</b>				
Twin Enviro Services	\$ 21,358	\$ 20,000	\$ (1,358)	Consistent with 2024
<b>Conservancy Lease</b>				
Annual Lease Fee	\$ 770	\$ 775	\$ 5	Consistent with 2024 plus a CPI Estimate
<b>Phone/Utilities</b>				
Al's Gas Service	\$ 3,676	\$ 3,700	\$ 24	Consistent with 2024
Mobile Email and Guard Shack Starlink	\$ 2,206	\$ 2,220	\$ 14	Consistent with 2024
San Isabel Electric	\$ 3,756 \$ 9,638	\$ 3,800 \$ 9,720	\$ 44 \$ 82	Consistent with 2024
<b>Total Common Area - Excluding Roads</b>	\$ 33,084	\$ 33,995	\$ 911	
<b>Total Common Area</b>	\$ 252,959	\$ 352,745	\$ 99,786	
<b>Total All Expenses</b>	\$ 343,957	\$ 478,174	\$ 134,217	
<b>Net</b>	\$ 97,907	\$ (40,572)	\$ (138,479)	

SANTA FE TRAIL RANCH PROPERTY OWNERS ASSOCIATION

33712 Mountain View

Trinidad, CO 81082

Santa Fe Trail Ranch is a mountain development bordering the BNSF tracks at the Colorado – New Mexico border. There are 454 parcels, approximately 250 of which are built on and occupied. In 2006, there were three points of egress and ingress for the development. There was a bridge constructed of railroad flatcars at BNSF milepost 645.95, a grade crossing at mp 648.58, and a large stone arch culvert under the tracks at mp 649.50. The crossing at mp 648.58 was removed at the direction of the Roadmaster after a misunderstanding by our contractor during emergency snow removal after a hundred-year storm. Access at the crossing at mp 649.50 was improved in 2017 with the permission of the BNSF to provide temporary access during replacement of the bridge at mp 645.95. After the bridge construction was completed, that access was restricted by a locked gate accessible only by residents of the development. In July of 2021, some of the residents who wanted unfettered access sued the Property Owners Association. The lawsuit involved the BNSF causing the culvert access to be blocked by BNSF in November of 2021.

The lawsuit was settled in 2024, leaving the development with only one point of access to the Interstate highway bordering the tracks on the east side.

In the event of a development-wide emergency, such as a forest fire, access from the South end of the development could conceivably be blocked by the fire. Access through the stone arch culvert could become the only viable solution.

For this reason, the SFTR Property Owners Association supports any effort to reopen access at mp 649.50 and strongly and respectfully encourages the BNSF to remove their barricade at that location.

Robert L. Scott  
POA President

*RL Scott*

4 February 2026