

**Minutes from April 8, 2025, POA Regular Meeting  
MOC 9:00 am**

**Board of Directors:**

**Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Bill Nielsen, Joe Richards, Bill Latham, Tim Storey, (one vacant seat)**

**Guests signed in:** Maureen Lantham, Bob Piggott, Sue Downs, Doug and Sherry Talbot, Steve Edholm, Dorothy and Jerry Kirkwood, M. Calloway, Stacy Volhein, Heidi and James Fresquez, Karla and Jerry Pickard, Blair and Kristin Petersen, Jerry Barnes, Jean Busch, John Gerald, Carmen Richards, Ann and Tom Goodpasture, Chad and Kelley Bruns, Marty Pachelli, Jerry Peters, Marc Wilson, Claudia Henning

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

**Roll Call/ Determination of quorum:** Carol Smith and Tim Storey absent; 6 Directors present; Quorum achieved

**Proof of Notice:** New date placed on website, FB and ND once the Saturday, April 5 meeting was cancelled due to snow weather.

**Minutes from Special POA Meeting February 22 Approval:** Approved without changes.

**Committee reports:**

**Communication: John Gerald, chair**

To date, we have 348 registered users on the website, and 185 registered users on SFTR Facebook. We are creating new and improvements to the website, and trying to replicate stuff on SFTR Facebook to the web. A new FAQ section will now be offered - in categories- and a Photo Gallery section has been added. Note: if you see photos you know the persons in them, please send a message to John so he can put names to the faces... Any suggestions are welcome and a form is found on the website for that purpose...Emergency notifications are tabled at this time until RAVE is supplied by the County for use...We are looking into having our own forum instead of facebook, and this continues to be discussed.

**Government Documents Committee/ Adopt-A-Road : Bill Nielsen, chair**

There are 7 documents that require reviewing by the State, these will be done and then presented at the June POA Meeting.

The Owner Program plans a time in August to learn more about the SFTR website - what is available, how to navigate, information you may not know about, etc. More information will be shared once this is set up.

A review regarding “easements” was presented, showing that we have had easements in our covenants since the ranch was set up in August of 1990. This can be referenced on the website under “articles/legal disclosures”, and looking at page 4. - see section 2.3.1 and 2.4. Bob Scott explained the difference between easements and rights of way: These particular easements apply only to utility companies rights to cross private property and have no bearing on mitigation or any other use. Rights of way are deeded parcels of property. In this case, the Ranch roads deeded to the POA by the Land Use Agreement. The road rights of way are the only property owned by the POA and are subject to POA maintenance and mitigation. The ROW surveyed for all Ranch roads is 60’ wide. The roads actually wander around within that ROW, so for practical purposes, we measure 30’ either side of the road centerline to establish the ROW boundary. Cul de sacs are a 90’ diameter.

Adopt a Road - we continue to have 35 segments available to adopt. Please contact Bill Nielsen if you wish more information on this program or would like to help. There is a map at the MOC to see what is covered and not.

Information about property insurance - Bill attended a webinar concerning property insurance prices rising and companies not insuring in our area. Colorado is 38% more expensive than the national average; we are one of the most hail prone states (over 5 billion in claims in the past 10 years); 2nd or 3rd in the nation for wildfire risk (Marshall fire costs over 2 billion in losses); and 7th most litigious state.

### **Grants/Wildfire Mitigation - Joe Richards, chair**

New Colorado building codes are in proposed legislation for new builds and additions to existing homes. These will be enforced and owners who are concerned or want to know more can contact Joe for more detailed information.

Team Rubicon, a volunteer group that helps communities who are in high risk areas for fires, will be coming to our ranch May 1 - 4. They are expected to be around 40-45 in number. Jerry Barnes and Joe Richards are working with notes from Ken Dixon and Tom Berry, fire crews, and others from the ranch and identified areas to be concentrated on during their time here. Areas identified are Fisher Peak Alpine to Morley, Timber Park, Turkey Creek, and Little Bear. The routes have been selected due to the fact they are routes that would be possible roads to be used for alternate exits in emergencies. They will be concentrating on juniper, spruce, oak and locust. Questions can be directed to Joe Richards ([triadsteel@aol.com](mailto:triadsteel@aol.com)) or Jerry Barnes ([autoteck21@yahoo.com](mailto:autoteck21@yahoo.com)). A list will be created by Carol Smith with menus and ways to donate for assisting with food for this event. This will be placed on the website as well as info on FB and ND. Answers to questions raised include the fact they will be carpooling to the ranch, using radios to communicate, are trained and vetted. Ambulance and fire depts are aware of the event. All mitigation will be done within the POA easement right of way... The Mitigation Committee realizes all work needed will

not be done in this time period, and plans are to continue work with ranch volunteers through the year.

The POA Board voted unanimously to proceed with the team Rubicon project with the caveat that no pine trees will be removed unless they pose an existing hazard.

The Metro Board agreed to allow the use of the Operations Center meeting room for meeting and administrative purposes.

Grants are on hold for now, so are not able to be considered.

### **Covenants - Rick Kinder, chair**

There have been no complaints in the past two months; two letters were sent out to owners who had dogs running loose. All are reminded that dogs must be kept on a leash or contained when outside.

### **Roads - Bob L. Scott, Chair**

Road work has been concentrating on grading washboards, repairing road damage, and dressing roads after Metro work repairs. No road base or gravel has been done. So far this year, we have spent only about 1/4th the amount (\$32,000) than at this point of the previous year, as we are trying to stay within the POA Budget.

An advertisement for bids for interested parties for a SFTR road contract was in the paper, but we received no new response for anyone willing to supply the same amount of equipment we have currently. Heath Andretta will continue to be the company we use. It was noted he has not raised his rates for 7 years. The POA Board agreed unanimously ratified the new open ended agreement.

### **Finance - Mark Thomas, chair**

The financial statements through the end of February are attached to these minutes. The biggest notation is our umbrella insurance policy had a significant increase, which has affected our budgeted amount.

A question was asked about the bridge loan payments. These will be paid off in 2031.

### **Common Area/ Community Preparedness - Bill Latham, chair**

The issues we have with the post office repairing our locks on mailboxes has not yet been addressed by them, and there is no indication when it would be done. Bill continues to periodically remind them.

A work order has been placed for repair of a dumpster missing part of the lid. Please do not place trash in this dumpster until it is fixed. Bears are coming out and we do not want to break our record of “no bear incidents” in the past 2 years! Plus it is messy to pick up after bears and they become accustomed to coming to the trash dumpsters.

A "Weed Out" program will be held on May 24th at 10a-12 noon at the MOC. Come to obtain information on identifying and dealing with noxious weeds. Bill Latham will have some spray available for Adopt-A-Road volunteers and Bill Nielsen will answer questions about that program. There are currently 35 sections of roads needing adopted for spraying for weed control.

The Preparedness Handbook has been updated and can be accessed on the website... Reminder to sign up for the RAVE emergency call list. Also if there is any emergency, call 911 first! Remember to keep a "to go" bag and road map and other essentials in your car.

A smoke-spotter class will be held at the Fisher Peak Fire station in Starkville on May 17 from 10a - 12 noon. See the web for more details.

A CPR class will be held at the MOC on Saturday, August 23. This will cover not only CPR but first aid, trauma as well. See the website for further info. You must sign up for this class ahead as it is limited in attendees.

### **Grazing - Marty Pachelli, chair**

The cattle contract has been signed with Justin who leased last year. He will bring cattle beginning April 19. There will be 45-50 pair. There will be a "volunteer Fence repair" date before then to walk the fence line and repair broken areas. This will likely be this next weekend. Watch for announcement or contact Marty P. or Tim Storey if interested in helping. (\*note, this was done April 12 by Marty, David Moore and Mark Thomas - thank you!)

### **New Business:**

- 1) Nominations were taken for the vacant POA Board of Director seat. David Moore and Jerry Peters were nominated. David received 5 votes and Jerry received 2. ( Carol Smith had given Bob Scott her vote by proxy).  
David was given the position of treasurer in training under Mark.
- 2) Save the Date for the SFTR Flea Market and Electronic Recycling Truck, May 31 at the MOC from 10 a - 1 p. Contact Lori Clark if you would like a table or space saved for your items. See the web for the flyer concerning the recycle truck.  
There will also be a table for donating items for sale with proceeds going toward the Women's Group.  
Save the Date also for our annual SFTR picnic to be held Saturday, July 12, 11a-2p
- 3) Joe Richards, as an update to the status of Exit 2, said he has received letters of support from the fire dept and the forest service. He has contacted the Senators office as well. The letter from the POA of supporting the application package has not yet been signed as the board would like to review the package first so they may create a letter of support that would be tailored to fit.

**Meeting adjourned at 10:15 am.**

**Next meeting is scheduled for June 7 at 9 am at the MOC.**

**Santa Fe Trail Ranch POA**  
**Balance Sheet**  
**As of February 28, 2025**

Feb 28, 25

**ASSETS**

**Current Assets**

MM / General Savings - 67814 \$ 393,241

Checking - 70815 \$ 27,385

Total First National Bank \$ 420,626

Century Savings \$ 157,939

Total Checking/Savings \$ 578,565

**Accounts Receivable**

Accounts Receivable \$ 104,767

Bad Debt Reserve \$ (10,000)

Total Accounts Receivable \$ 94,767

Total Current Assets \$ 673,332

**Fixed Assets**

Total Fixed Assets \$ 18,950

**TOTAL ASSETS** \$ 692,282

**LIABILITIES & EQUITY**

Accounts Payable \$ 10,443

Retained Earnings \$ 366,954

**Transfer of Metro Assets**

Transfer of Bridge to Metro \$ (21,640)

Transfer of Metro Assets - Other \$ (43,000)

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

Net Income \$ 379,526

Total Equity \$ 692,282

**TOTAL LIABILITIES & EQUITY** \$ 692,282

Santa Fe Trial Ranch POA								
February 2025 Actuals with 2025 Budget Comparison								
As of 03-22-25								
				<b>Actuals Through 02- 28-25</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	
			<b>Cash Balance used for Increased Expenses in 2025 over Income (Estimated Revenues less Estimated Expenses)</b>	\$ (40,572)	\$ (40,572)			
			<b>Reserve for Future Projects</b>	\$ 240,264	\$ 240,264			
			<b><u>General Income:</u></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><u>Other Income:</u></b>					
			Covenant Violations	\$ -	\$ 500	\$ 500	Estimate	
			Processing Fees/Credit Card Processing Fees	\$ 4,560	\$ 2,500	\$ (2,060)	Actuals are higher for 2025 than budgeted as more people are opting to pay over time than estimated	
			Grazing Lease	\$ -	\$ 2,520	\$ 2,520	Cattle Grazing Lease renewal at 2024 rates	
			Interest Income	\$ 950	\$ 8,250	\$ 7,300	Consistent with 2024 actuals	
			Finance Charges	\$ -	\$ 900	\$ 900	Estimate	
			Lien Fees	\$ -	\$ 300	\$ 300	Estimate	
			<b>Total Other Income</b>	\$ 5,510	\$ 14,970	\$ 9,460		
			<b>Total Income</b>	\$ 428,142	\$ 437,602	\$ 9,460	Increase in Income over 2024	
			<b><u>Communications</u></b>					









Santa Fe Trial Ranch POA								
February 2025 Actuals with 2025 Budget Comparison								
As of 03-22-25								
				<b>Actuals Through 02- 28-25</b>	<b>Final 2025 Budgets</b>	<b>Remaining Budget</b>	<b>2025 Budget Notes</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>Building/Equipment/Signs - Other</b>					
			Other Items - Guard Shack Camera, Computer and Software, Signs, Locks	\$ -	\$ 3,500	\$ 3,500	Expected lower in 2025 since cameras have been purchased - Place holder for signs, locks and software licensing	
				\$ -	\$ 3,500	\$ 3,500		
			<b>Trash Disposal</b>					
			Twin Enviro Services	\$ 3,240	\$ 20,000	\$ 16,760	Consistent with 2024	
			<b>Conservancy Lease</b>					
			Annual Lease Fee	\$ -	\$ 775	\$ 775	Consistent with 2024 plus a CPI Estimate	
			<b>Phone/Utilities</b>					
			Al's Gas Service	\$ 1,318	\$ 3,700	\$ 2,382	Consistent with 2024	
			Mobile Email and Guard Shack Starlink	\$ 290	\$ 2,220	\$ 1,930	Consistent with 2024	
			San Isabel Electric	\$ 930	\$ 3,800	\$ 2,870	Consistent with 2024	
				\$ 2,539	\$ 9,720	\$ 7,181		
			<b>Total Common Area</b>	\$ 19,348	\$ 352,745	\$ 333,397		
			<b>Total All Expenses</b>	\$ 43,607	\$ 478,174	\$ 434,567		
			<b>Net</b>	\$ 384,536	\$ -			