

April 4, 2026 POA Meeting Minutes

9:00 am Metro Operations Center

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

Guests signed in: Ann Scott, Benjamin Gladden (FP Fire Chief), Craig Korth, Donnie and Crista Perkinson, Tim and Pat Nash, Brian and Apolonia Montoya, Scot and Mary Stauffer, Alice Hanson and Brett Chambers, James Hawkins, Sue Downs, Deb Roberts, Jean Busch, John Gerald, Bill and Maureen Latham

Call to Order: 9:00 am

Proof of Notice: On Website since October 2025, reminder on SFTR FB and Website

Roll Call/Determination of Quorum: All Directors Present; quorum achieved

Approval of February 7, 2026 Regular POA Board Mtg. Minutes: Approved without changes

Committee Reports:

1) Communication – John Gerald, chair

The Committee members include John G., Shannon DeBord, Bill and Laurie Nielsen, Claudia Henning, and Ryan Cabasas. Anyone interested in joining the committee or have questions are encouraged to contact a current committee member. They meet the second Wed of the month; minutes are posted on the website.

Currently 371 owners have joined the website; 208 have joined the SFTR Facebook.

The Forum is back! This is on the website and private; no ads. You must be able to log in on the website, then click on Owners and then click Forum.

Another new aspect will be having Text Alerts to notify Owners of the ranch on various issues which may aid in communication for events such as closed roads, safety concerns, etc. There will also be a way to call in for reporting issues (example: water leaks, smoke spotted, large rocks in the road, etc.). More information will follow. It is important to stress that the first call for emergencies should be to 911. This service will serve as an aid in addition to Smart 911, and all are encouraged to sign up for that as well. Once this new service is ready to be implemented, instructions will be put on SFTR FB and the website to sign up.

2) Governance Documents/Owners Ed/Covenants/Adopt-A-Road – Bill Nielsen, chair

No new bills have been introduced in the Colorado legislature that pertains to our POA. There is House Bill 25-1182 that will be effective July 1, 2026. This bill states that insurance agencies must use a risk model or scoring method to determine risk or must tell the owner what mitigation is required to reduce risk.

Several policies were introduced for the POA Board to consider. Policy # 2026-01 discussed Hazardous Fuel Accumulation and Combustible Material. This is to reduce preventable wildfire hazards and to ensure owners maintain conditions on their lot so as to not have an unreasonable risk of fire ignition, fire spread, or accumulation of combustible fuel. Example is to have owners remove large piles of slash which could have a heightened risk of fire ignition or spread. This policy was debated with questions raised. Due to the need for some modification and discussion, a motion was made to table this and possibly have a work session to discuss further.

The next policy, # 2026-02 pertains to the Conduct of Meetings. This policy is to augment and clarify Articles 5 and 8 of SFTR By-Laws. This Policy was passed by the Board and is attached to these minutes.

Policy #2026-03 concerns the methods by which the Association may communicate with Owners and clarifies the distinction between Official Notices and Courtesy Communications provided for convenience. This is a continuation of the discussion given by the Communication Committee concerning the SMS Text Alert. It is attached to these minutes. It was voted by the Board to accept. The "Severity Tier System for the Text Alerts" was also presented. It was iterated that the alert notifications will be provided solely as a courtesy to Owners and are not guaranteed and should not be relied upon for time sensitive, legal, or emergency information.

Owners Ed: We are a non-profit corporation, and fall under CRS 2025 Title 7, article 121. This requires Articles of Incorporation and By-Laws. More information can be found on <https://leg.colorado.gov/laws/colorado-revised-statutes>.

Adopt-A-Road: 32 segments are available for adoption. Contact Bill Niesen for questions and to adopt a section. Rick Kinder will be handling the herbicide.

Covenants: One resident has had several complaints against him for loose dogs, permitting. The executive session which was to follow to discuss these complaints and fines has been postponed due to medical issues. There will be follow up at a later date.

3) Common Area/Community Preparedness – Shannon DeBord, chair

The Recycling Service company “Treasure not Trash” is no longer coming to the ranch, but is still in business. There is a drop off location in town.

There will be an electronic and metals truck here for recycling those items on May 30th 10 am- 1 pm at the MOC. This is sponsored by the Women’s Group as a service to the ranch. See flyers on our website and SFTR FB for more info.

Our current Trash service for the ranch, Arthur Rolloff, is currently picking up on Mondays and Thursdays. Beginning in June they will pick up M, W, and F. It is noted that they have been very good about responding to concerns and questions, and repairing the few issues that have come up; the workers do not fasten the chains since no trash is in them, so owners are asked to please latch the bins when using, esp. important now that bears are beginning to come out of hibernation.

Mailboxes – 30 out of 60 of our parcel lockers are currently unable to be used due to needing repairs with the locks. A work order has been in for about 2 years and yet we have not had satisfaction with communication locally. A letter was created and signed by the Board to give to the local USPS office and they will send it to Denver (who fill the work orders) to request the repairs be done within 30 days. It is noted that we should not use WD 40 on the locks as the dust sticks to it and clogs the locks. Also, the need for more parcel lockers may be in the near future with more owners on the ranch and as we await what Amazon’s delivery outcome may be since they have not renewed their contract with USPS. Quotes for more parcel lockers are being checked as are other options such as Amazon lockers.

Speed Signs are now in place on Fisher Peak and Gallinas. Thanks to the Ditch Rats for installing this past week. Please be aware of your speed and slow down to aid in safety for all and to keep the roads in better shape. The speed limit is 25 mph on all ranch roads!

CPR/First Aid/ and AED training is available online for \$37 at <https://www.redcross.org/take-a-class>

There will be 100 laminated maps, 11” x 17”, for sale at the May 30th Craft sale.

4) Roads – Bob Scott, chair

New road base was put on Lodgepole and Hidden Meadow. Grading for washboard mitigation has been kept to a minimum since there has been no moisture to bind the fines and the washboard returns immediately.

5) Forest Health/Mitigation – Mark Thomas, chair

We are under a Stage II Fire Ban in Las Animas County, which is stricter than the Stage I and aims to minimize human-caused wildfire ignitions during high-risk periods. Some prohibited activities during this period are: off-road use of motorized vehicles where sparks or exhaust heat

could cause ignition in dry vegetation, and no operating of outdoor equipment powered by a combustion engine (such as a chainsaw) unless it has a spark-arresting device and you have the qualifying water supply; etc. Violations can result in fines, liability for fire fighting costs or criminal charges.

Fisher Peak Fire Chief Ben Gladden was at the meeting to answer questions from the floor concerning the Stage II guidelines. Further information can be found on the internet as well. He did state that the snowpack this year is 16% of normal, which is why the restrictions have come earlier than usual.

The risk of starting a fire during mitigation work has caused the Committee to postpone the mitigation activity and "Chipper Day" planned for Sat. April 18th. If restrictions are lifted, the next planned mitigation and "Chipper Day" will be Saturday, May 16th. Updates will be posted on our website and FB.

A number of people have been cutting trees and branches and dragging them onto the right-of-way. Note that these piles will NOT be chipped by the POA. If they are there to be brought to the chipper day, note it will not be held on April 18th as noted above, therefore it is encouraged they be taken to the dump for disposal. They have an area for this purpose for a minimal fee.

6) Finances – David Moore, chair

Summary Profit and Loss vs. full year Budget for the first 2 months of this year were presented, as well as the detailed P & L, and Balance sheet. The annual dues income has been billed to our 453 lot owners. It is noted some Owners pay in full in January (\$970 per lot), and some pay quarterly with a \$40 processing fee (\$252.50 due in January). The annual dues for this year is based on the November CPI increase of 2.7%, translating to \$26 increase per lot for 2026. Anyone with a balance today greater than \$757.50 is not in good standing and is behind in the payment of their annual dues. We currently have 44 Owners who have not yet made their 2026 dues payment, 2 Owners with liens filed against their properties and one owner with several years of annual dues and covenant violations owed.

These financial reports are attached to these Meeting minutes.

Thank you was expressed for Mark Thomas' help in completing our tax returns this year.

7) Grazing – Time Storey, member; Marty Pachelli, chair

The Grazing Committee met on Feb 28 to discuss the unfavorable grazing conditions on the ranch due to the lack of moisture. After considerable discussion, they recommended to the POA Board to allow the rancher, Justin Malespini, to have the cattle come earlier in order to reduce the dead grass, and have less cattle units. On March 14th, 29 AU (approximately 58 head), were brought to the Ranch. Some cows had not yet calved and some calves were not yet weaned. All cattle will be removed by June 30, 2026.

On March 22, a cow was reported deceased, and later the rancher said the death was undetermined - it had been bred but no calf and perhaps the cow had an infection causing the death.

The POA Board formally agreed unanimously to the revised lease proposed by the committee.

Since the calves are very young and vulnerable, all are advised to drive at lower speeds and use caution around the cattle.

Women's Group Report – Carol Smith

Saturday, May 30th, at the MOC from 10 am -1 pm, there will be a craft show, flea market and electronic recycling, sponsored by the group. If you wish to have a table or space reserved, contact Maureen Latham (no cost). Flyers have been placed on the SFTR FB and website for further information. Come check it out! And get a free hot dog and popcorn while you browse!

Saturday, July 11th, at the MOC 11 am – 1 pm, will be the Annual Picnic and raffle items. To donate raffle items, contact Teresa Wallace or Gayle McCrary. We already have some great items promised, so come buy tickets and see what we have! Flyers will be printed for more info closer to that event. Proceeds from the raffle this year will go towards helping the FP Fire Dept. buy Water Backpacks they need to help fight fires.

Later this year, we have set our Annual Fall Dinner date for Saturday, November 7th.

Mark your calendars for these events. We will also be planning some fun outings in the near future. Remember all are welcome and if you have ideas for outings, present them to us.

No further New Business nor comments from the floor.

*The Planned Executive Session was postponed and the Regular POA Board Meeting adjourned at 11 am.

The next POA Board meeting is planned for June 6, 2026 at 9:00 am at the MOC.

Santa Fe Trail Ranch Property Owners Association
 Summary Profit & Loss Statement
 Year to Date February 28, 2026

	P&L Detail Page Number	Year To Date 2026-02	Approved Full Year 2026 Budget	Variance From Budget Favorable / (Unfavorable)	YTD % Of Budget Calendar 2/12 =16.67%
Income					
Dues	Page 1	439,410	434,410	5,000	101.2%
Other	Page 1	5,886	18,400	(12,514)	32.0%
Total Income		445,296	452,810	(7,514)	98.3%
Committee Expenses					
Common Area	Page 5	5,834	55,493	49,659	10.5%
Communications	Page 1 to 2	706	1,772	1,066	39.8%
Community Preparedness	Page 2 to 3	0	1,500	1,500	0.0%
Covenants			0	0	
Finance and Administration	Page 3 to 4	4,567	67,056	62,489	6.8%
Forest Health/Wildfire Mitigation	Page 2	0	23,500	23,500	0.0%
Governance Documents Review			0	0	
Grazing			0	0	
Road/Bridge/Culvertand Snow Removal	Page 4 to 5	33,141	303,250	270,109	10.9%
Weed Control	Page 2	0	6,500	6,500	0.0%
Total Committee Expenses		44,246	459,071	414,825	9.6%
Net Profit		401,050	(6,261)	407,311	-6405.5%

Santa Fe Trail Ranch Property Owners Association
Accounts Receivable Balance
As of February 28, 2026

Status	Lots Count	Lots Percentage	Accounts Receivable Balance Due		Percentage of Accounts Receivable To Total Dues		Amount Owed Per Lot
			Amount	Percentage Owed of A/R Balance	Total 2026 Dues \$439,410	Cumulative 2026 Dues	
Annual Dues and Pending Covenant Violations Are Due	1	0.7%	3,875.74	3.3%	0.9%	0.9%	3,875.74
Liens Filed	2	1.4%	4,293.96	3.7%	1.0%	1.9%	2,146.98
No payment made for 2026; Abby will add \$40 fee	44	31.4%	42,680.00	36.6%	9.7%	11.6%	970.00
Set up for ACH, Insufficient. Abby investigating	1	0.7%	1,010.00	0.9%	0.2%	11.8%	1,010.00
On payment plan, behind schedule	6	4.3%	5,082.75	4.4%	1.2%	13.0%	847.13
On payment plan, On schedule for 04/30/2026	74	52.9%	56,054.98	48.1%	12.8%	25.7%	757.50
On payment plan, ahead of Schedule for 04/30/2026	8	5.7%	3,831.11	3.3%	0.9%	26.6%	478.89
Total On Payment Plans	88	62.9%	64,968.84	55.7%	14.8%		738.28
Credit Balances	4	2.9%	(261.20)	-0.2%	-0.1%	26.5%	(65.30)
Total Accounts Receivable as of February 28, 2026	140	100.0%	116,567.34	100.0%	26.5%		832.62

ALL ACCOUNTS (1) ACCOUNTS RECEIVABLE & (2) PAID

(1) Total Accounts Receivable as of February 28, 2026	140	30.9%	116,567.34		26.5%	
(2) Total Accounts Paid Prior to March 1, 2026	313	69.1%	322,842.66		73.5%	
All Accounts - Total Dues Billed in January 2026	453	100.0%	439,410.00		100.0%	

SANTA FE TRAIL RANCH PROPERTY OWNERS' ASSOCIATION (SFTR POA)

Policy Number 2026 -02 Conduct of Meetings

1. Purpose and Authority

This Conduct of Meetings Policy ("Policy") is adopted pursuant to the Colorado Common Interest Ownership Act ("CCIOA"), C.R.S. §38-33.3-209.5, et seq., and the Association's governing documents. Its purpose is to establish clear, consistent procedures for conducting meetings of the Board of Directors ("Board"), committees, and Owners, including rules for notice, participation, decorum, executive sessions, hearings, and recording. This policy's intended purpose is to augment and clarify Article V: Meetings of Owners and Article VIII: Meetings of the Board of Directors as stipulated in the SFTR POA By Laws approved by member vote on October 5th, 2024.

All meetings of the Board and its committees shall be conducted **in the spirit of Robert's Rules of Order**, adapted as necessary for the size, structure, and practical needs of the Association.

2. Types of Meetings

2.1 Board Meetings

Regular and special meetings of the Board shall be conducted in accordance with CCIOA §38-33.3-308 and this Policy.

2.2 Committee Meetings

Any committee with decision-making authority delegated by the Board shall conduct its meetings in accordance with this Policy.

2.3 Member Meetings

Annual and special meetings of the Owners shall follow the notice, quorum, and voting requirements of the governing documents and CCIOA 38-33.3-308(1).

3. Notice of Meetings

3.1 Board Meetings

Notice shall be provided to Owners as required by CCIOA §38-33.3-308(2), including posting in a conspicuous place or electronic notice if permitted by the governing documents.

3.2 Executive Sessions

In accordance with CCIOA 38-33.3-308(3) executive sessions may only occur **during a properly noticed Board meeting (Regular or Special)** and must be listed on the agenda with a general description of the topic(s) to be discussed.

3.3 Committee Meetings

Committees with decision-making authority shall provide notice in the same manner as Board meetings.

4. Open Meetings and Owner Participation

4.1 Open Meetings

All Board and committee meetings shall be open to Owners except for portions held in executive session.

4.2 From the Floor

Each Board Meeting shall include time for owner input and shall be identified as “From the Floor”. Owners shall be provided with a reasonable opportunity to speak during the “From the Floor” portion of each open meeting. The Board may impose reasonable time limits to ensure orderly conduct.

4.3 Decorum

Owners must conduct themselves respectfully. Disruptive behavior, personal attacks, or refusal to follow meeting rules may result in removal from the meeting.

5. Executive Sessions

5.1 Permitted Topics

The Board may enter executive session only for the purposes permitted by CCIOA §38-33.3-308(4), including:

- Matters pertaining to employees or contractors of the Association
- Consultation with legal counsel
- Investigative proceedings concerning possible or actual criminal misconduct
- Matters subject to specific constitutional, statutory, or judicially imposed requirements protecting particular proceedings from public disclosure
- Any matter, the disclosure of which would constitute an unwarranted invasion of individual privacy, including a disciplinary hearing regarding a unit owner and any referral of delinquency; except that a unit owner who is the subject of a disciplinary hearing or a referral of delinquency may request and receive the results of any vote taken at the relevant meeting.
- Review of or discussion relating to any written or oral communication from legal counsel

5.2 Procedure for Entering Executive Session

Before entering executive session, the Board shall:

1. Announce the general topic(s) for discussion

2. Vote to enter executive session
3. Record in the minutes the motion, vote, and time of entry

5.3 No Voting in Executive Session

No final vote or action may be taken in executive session. All decisions must be made in open session.

6. Covenant-Violation Hearings

6.1 Notice to Owner

Hearings shall be conducted in accordance with CCIOA §38-33.3-209.5 and the Association's Enforcement Policy.

6.2 Procedure

The Owner shall have the opportunity to present evidence, testimony, and witnesses. The Board may ask questions and may deliberate in executive session.

6.3 Written Decision

The Board shall issue a written decision within the timeframe required by law.

7. Recording Policy

7.1 Board-Only Recording Authority

Only the Board, acting through its designated officer or agent, may make an audio or video recording of:

- Executive sessions
- Covenant-violation hearings
- Any portion of a meeting the Board determines requires an official record

No Owner, guest, representative, or attendee may create or attempt to create any audio, video, or electronic recording of these proceedings.

7.2 Prohibited Recording Devices

The prohibition includes:

- Audio or video recording
- Live streaming
- Transcription apps
- Voice-to-text tools
- Any device capable of capturing sound or images

7.3 Confidentiality of Executive Sessions and Hearings

All information disclosed in executive session or during a hearing is considered confidential. Attendees may not:

- Repeat statements made
- Disclose documents or evidence presented
- Share Board deliberations
- Post or publish any information from the session

7.4 Device Management

Attendees must turn off and put away all recording-capable devices during executive sessions and hearings.

7.5 Retention and Destruction of Board Recordings

Any Board-authorized recording shall be retained only until:

1. The written decision has been issued (if applicable), **and**
2. The minutes have been approved.

Recordings shall then be permanently destroyed. They are **not** part of the Association's records available for inspection under C.R.S. §38-33.3-317.

7.6 Enforcement

Unauthorized recordings may result in:

- Immediate removal from the meeting
- Deletion of the recording
- Suspension of meeting-attendance privileges

Unauthorized recordings are inadmissible in any Association proceeding.

8. Minutes

8.1 Content of Minutes

Minutes shall include:

- Date, time, and place of meeting
- Names of directors' present
- Motions made and votes taken
- Time of entry into and exit from executive session

Minutes shall not include the substance of executive session discussions.

9. Conflicts with Governing Documents

If any provision of this Policy conflicts with CCIOA or the governing documents, the statute or governing documents shall control.

10. Effective Date: April 4th, 2026

Robert L. Scott
President, SFTR POA

Carol H. Smith
Secretary, SFTR POA

Santa Fe Trail Ranch Property Owner's Association (SFTR POA)

Policy Number 2026 - 03

Communications for SMS Text, Email, SFTR Website, SFTR Facebook and SFTR FORUM

1. Purpose

This Communications Policy establishes the methods by which the Association may communicate with Owners and clarifies the distinction between **official notices** required by law or governing documents and **courtesy communications** provided for convenience.

2. Authority

This Policy is adopted pursuant to the Association's governing documents and the Colorado Common Interest Ownership Act (CCIOA), C.R.S. §38-33.3-101-33.3 et seq.

3. Official Notices

3.1 **Definition.** "Official Notice" means any notice required by CCIOA, the Articles of Incorporation, Bylaws, Declaration of Protective Covenants, Conditions and Restrictions (CCRS), or duly adopted policies of the Association. Official notices include:

- Date, time, place, and agenda of Board of Director Meetings
 - Regular Recurring
 - Special
 - Working Session
- Date, time, place, and agenda of Owner's Meeting
 - Annual
 - Special
 - Includes mailing of any ballot voting / measures

3.2 **Permitted Delivery Methods.** Unless otherwise required by law or governing documents, Official Notices may be delivered by:

- U.S. Mail
- Hand delivery
- Email (if the Owner has provided an email address for official notices)
- Any additional method expressly authorized by the governing documents or Colorado law

4. Responsibilities:

4.1 **Board of Director Responsibilities.** The Board of Directors shall ensure that notice delivery complies with CCIOA and SFTR governing documents.

- Adopting and enforcing this Communications Policy
- Ensuring compliance with CCIOA and the governing documents
- Approving the content and format of Official Notices

- Delegating communication functions to Committees or management as appropriate
- Overseeing the Communications Committee and ensuring adequate resources and guidance
- Ensuring that all communications reflect the Association’s official positions and policies

The Board retains ultimate authority over all Association communications.

4.2 Committees (General Responsibilities)

All Committees, unless otherwise specified, are responsible for:

- Ensuring that any communication they prepare is accurate, factual, and within their scope of authority
- Avoiding statements that imply Board positions or Association policy unless expressly authorized
- Maintaining confidentiality of sensitive or non-public information
- Coordinating with the Communications Committee to ensure consistency in tone, branding, and messaging

Committees may not independently issue Official Notices.

4.3 Communications Committee (Specific and Enhanced Responsibilities)

The Communications Committee holds a unique and central role in the Association’s communication framework. It is responsible for:

4.3.1 Communications Committee Responsibilities: The Communications Committee is responsible for developing and implementing a process whose intention is to disseminate Emergency and Road Condition Alerts using SFTR established communications methods. Additionally, the Communications Committee shall act as a conduit for posting/sending messages classified as convenience to property owners.

4.3.2 The Communications Committee shall develop an internal process to receive reports from property owners and facilitate the dissemination of Courtesy Communications to the Ranch proper.

4.3.3 Content Management

- Drafting, editing, and formatting Association communications.
- Ensuring clarity, professionalism, and consistency across all communication channels.
- Maintaining the Association’s website, , and digital platforms.

4.3.4 Review and Approval

- Reviewing Committee-submitted content for accuracy, appropriateness, and alignment with Board directives.
- Flagging any content that may create legal, reputational, or compliance risks.
- Recommending revisions or withholding publication when necessary.

4.3.5 Courtesy Communications

- Managing, text alerts, and other courtesy messaging systems.
- Ensuring that all Courtesy Communications include the required disclaimers.

- Coordinating with emergency services or management during urgent situations.

4.3.6 Records and Archiving

- Maintaining an archive of published communications.
- Ensuring that Official Notices are stored in accordance with the Association's Records Retention Policy.

4.3.7 Public Interface

- Serving as the primary point of contact for general communication inquiries.
- Ensuring that responses are factual, neutral, and within the Committee's authority.

The Communications Committee does **not** set policy, interpret governing documents, or speak on behalf of the Board unless expressly authorized.

4.4 Owner Responsibilities. SFTR Property Owners assume certain responsibilities and the entire community relies on the timely reaction to events that could cause inconvenience and or safety hazards.

4.4.1 Owners are responsible for maintaining current contact information with the Association, including US Postal Service mailing address, email address, and phone number.

4.4.1.1 Submit any changes to: SFTR POA business office:

33712 Mountain View Drive
Trinidad, CO 81082
Phone: 719-846-3569
Email: abby.tamburelli@sftmetro.com

4.4.2 When Property Owners **SEE SOMETHING, they should SAY SOMETHING!**

4.4.1 **Call 911 for an emergency first!**

4.4.2 **Call the Communications Committee at Google Voice number XXX-XXX-XXXX for convenience related notifications as defined in paragraph 5 of this policy. If no immediate answer, leave a message.**

4.4.3 Monitor Official Notices delivered through legally recognized channels

- Use official notices from local Emergency Management services (EMS) for notifications.
- Not relying solely on Courtesy Communications for time-sensitive or legal information.
- Reviewing the Association's text messaging, Forum, website, and Facebook Group for updates.

5. Courtesy Communications

5.1 **Definition.** “Courtesy Communications” are non-mandatory messages intended to enhance awareness, convenience, and community engagement.

6. **Delivery Method:** Unless permitted by SFTR governing documents, Courtesy Communications **may** be delivered by:

- SMS Text Alerts
- Social media posts (Facebook and The Forum)
- Website updates
- Community bulletin boards
- Email

7. Process

- Each Committee Chair shall assume responsibility for sharing information from their Committee that is of interest to the Association’s owners. SFTR Board Members and Committee Chairs can post Alert and Emergency information directly to the SFTR Official Facebook Group and the FORUM. SFTR Webpage Postings are only made by the Communications Committee.
- Information of interest has historically included:
 - Road Conditions
 - Closures
 - Snow plowing efforts
 - Grading / Road Base application
 - Trash Services
 - Changes to service
 - Missed service
 - Unacceptable debris
 - Forest Health and Wildfire Mitigation
 - Mitigation efforts to include volunteer and contractor
 - Dates and location
 - Weed Control
 - Distribution of Herbicide
 - Dates and Location
 - Large scale efforts
 - Dates and location
 - Grazing
 - Date Cattle arrives on the ranch
 - Date Cattle are removed from the ranch
 - Fence issues
 - Water System Leaks

8. No Substitution for Official Notice

Courtesy Communications **do not** replace or satisfy the Association’s obligation to provide Official Notice.

9. SMS Text Alert Notification Disclaimer Clause

9.1 **Courtesy Only.** SMS Text Alert notifications are provided **solely as a courtesy** to Owners. They are not guaranteed, may be delayed, may fail to transmit, and may not reach all recipients.

9.2 **No Reliance.** Owners **must not rely** on SMS Text Alert notifications for time-sensitive, legal, or emergency information.

9.3 **No Liability.** The Association and its Board **assume no responsibility or liability** for:

- Failure to send an SMS Text Alert notification
- Delayed or incomplete delivery
- Technical issues with third-party platforms
- Owner device settings, connectivity, or software issues

9.4 **Official Notice Controls**

In all cases, **Official Notice**, delivered through the methods described in Section 3, shall control.

10. **Emergency Communications**

The Association may attempt to provide emergency alerts through any available method; however, the Association **does not guarantee** delivery of emergency communications.

11. **Amendments**

This Policy / Plan may be amended by the Board of Directors at any duly noticed meeting.

12. **Effective Date:** April 4th, 2026

1 Attachment:
Severity Tier System

Robert L. Scott
President, SFTR POA

Carol H. Smith
Secretary, SFTR POA