

**POA Regular Board Meeting Minutes  
December 7, 2024 9:00 am  
Metro Operations Center**

**Directors:** Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Bill Nielsen, Joe Richards, Ken Dixon, Bill Latham, Scott Tollefson

**Attendees:** Scot and Mary Stauffer, Lori Clark, John and Jean Busch, Sue Downs, Nanci Dixon, Jerry Peters, David Moore, Vaughn Roundy; Several also joined virtually

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

**Proof of Notice:** On website since October and reminder on website and SFTR FB

**Roll Call and determination of quorum:** Carol Smith, Scott Toleffson, and Mark Thomas were absent; quorum achieved

**Committee Reports**

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

Will be transferring videos from zoom to WebX because of issues with audio; hoping this move will be better for all.

Now have 336 users on the SFTR Website

We have increased from 177 residents in November to 183 on our private, hidden, no ad, SFTR Facebook. You must be a resident of SFTR and must be invited to join. Contact the Communication Committee to receive an invitation.

**2) Governance Review - Bill Nielsen, chair**

The board met in a work session and decided we need to adopt a policy developed on AI which the county has adopted. The policy covers work sessions focusing on problem solving and the exchange of ideas. There will be no voting at these meetings. Owners can attend but are not allowed to comment. Bill Nielsen asked for a motion to approve, motion was seconded, and policy was approved.

**3) Grants - Joe Richards, chair**

Joe thanked some of the SFTR women from the Fishers Peak Auxiliary - Sue Downs, Nancy Scott and Carmen Richards and others who raised \$14,000. Thanks for the Ranch support by those who donated with gifts, food, and partaking in the pasta dinner.

Joe will pursue grants to help the ranch. He announced the formation of Team Rubicon, a volunteer group of approximately 35, who will help in mitigation around the county, and hoping we can get support from them for our ranch.

**4) Covenants - Rick Kinder, chair**

Two complaints about dogs being loose. The residents have been talked to.

There have been several near accidents on the roads involving residents, mainly due to not being careful with driving the roads. Reminder to drive responsibly.

**5) Roads - Carlin Craig/Bob Scott, co-chairs**

Most of the road work in October was maintenance In November, including over 5 miles of new road base done around the ranch. Then we had a 58" snowfall and the removal of ice and snow, as well as repair of a portion of Gallinas which suffered a landslide, helped put the road

committee \$18,000 over budget. It is noted that both Tom and Heath worked 78 hours plowing after the Nov. storm; and Heath Andretta only charged for his equipment, not for his time plowing. At times Tom was plowing in the dark, and even stayed overnight on the ranch, once I-25 was opened for him to get to the ranch roads. We are grateful for Tom and Heath's dedication and job for us all.

It is noted that with the need to relook at our budget, this next year may be more just grading and not using as much road base and gravel.

Q- Is there anything a resident can do to improve the roads? - *slow down at turns, don't accelerate going uphill, don't be an aggressive driver - these will help prevent washboards.*

Q- How much snow does the grader try to leave on the road? - *1-2 inches, it depends on the road, and the snow usually melts quickly.*

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

The proposed budget was presented at the October Annual Meeting and the Directors reviewed it more at their work session. Bob motioned to approve Mark's request to raise the dues by the CPI, which comes out mid December. Rick seconded and it was approved.

- *Note that at the report writing, the CPI rose 2.7%, which means our POA Dues will be raised by \$25/lot for 2025 - each lot will now have a \$944 dues per lot owed.*

The 2025 budget was approved by unanimous vote, with the note that this next year we will be looking closely at the budget for ways to contain spending so as to prevent having a deficit if able, which eats into our reserve funds in the bank.

Year's end gifts for Abby Tamburelli (POA and Metro business office) and Tom Berry (Grader) for \$750 were approved. A 5% raise for Abby was approved as well.

#### **7) Firewise and Mitigation - Ken Dixon, chair**

To cut back on the expense of using machinery, we need to have more volunteers to help on road mitigation. Residents can mitigate along their own property on the road ranch right of way. If this is done, whatever limbs they cut and stack at least 15 ft off the road will be chipped by the committee, after they are notified of the stack. (note - this is not chipping service for any other mitigation done on your own property)

The help needed for the volunteering is a variety: chainsaw work, trimming, hauling and dragging limbs to the chipper, handing out water and snacks, etc.

Questions can be directed to the Mitigation Committee.

A crew has been hired to take care of dead and downed trees along the ranch roadways, with the work hopefully being completed by early January, weather permitting.

#### **8) Community Preparedness - Bill Latham, chair**

Dumpsters look good, One dumpster was moved at Cottonwood to allow for easier access. After this last snowfall, it is reminded to be prepared in the event of emergencies and weather events, to check on neighbors as well.

**The meeting was adjourned at 10:20 am.**

**Next POA Regular Board Meeting will be February 1, 2025 at 9:00 am at the MOC**

