

**December 6, 2025, POA 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: Sue Downs, Marilyn Calloway, Deb Roberts, Vaughn Roundy, Tim and Pat Nash, Jerry Peters, John Gerald

Call to Order: 9:00 am

Proof of Notice: on website calendar since October; reminder sent on SFTR FB and website

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

Approval of October 4, 2025 Annual and Regular POA Meeting minutes: approved without changes

Committee Reports:

1) Communication - John Gerald, chair

The Committee meets the 2nd Wednesday of every month; if anyone is interested to be a part, let John know; they would be glad to have you. As of November, 367 owners have signed up for the website versus 361 in October. The committee is tracking what areas of the website are being used most often: this past month, 988 viewed the home page; 461 used property search function; 224 searched the weather; 1400 times the website was accessed in past 30 days. The SFTR Facebook has 208 ranch members. They do get requests from non owners, which are not allowed to access,- keeping our Facebook private for only our Owners. Plans in 2026 include possibly purchasing and installing an outdoor speaker for the MOC.

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

The CO General Assembly will reconvene January 14. Until then, there are no new document changes concerning POAs.

This year, instead of one long session, there will be 4 shorter sessions for Owners Education. These will focus on: Covenants- "Owners Rights and Responsibilities", "Articles of Incorporation", "By-Laws: Management and Administration of the POA", and "Policies: some mandated by State laws; used to clarify and execute By-laws or address new requirements". We are currently dealing with 2 owners concerning covenant violations. In accordance with SFTR Policy #2024-01, a complaint needs to be given to the POA *in writing*, and the POA will begin the investigation to validate. The Committee will contact the owner to try to reach a resolution. If no resolution occurs, corrective action may follow, which may include fines. It is stated, the best way to deal with an issue between neighbors is to try to resolve it between yourselves first by talking together.

A question came up concerning speeding on our ranch roads. It is an issue which is hard to prove, as it is a "he said/she said", without actual speed verification. There was a question posed too if it is illegal to pass on a dirt road? More on this is addressed in Shannon's report.

Adopt-A-Road is part of weed control, augmenting FHWM. There are still 32 segments of Right of Way available which need owners to adopt to spray for weeds this spring and summer. The herbicide is provided for this purpose by the POA and will be available from Rick Kinder later in the spring.

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

A CPR class which had to be postponed earlier this year is still to be rescheduled. Joe Richards will reach out to the Ambulance Board to see if he can help with this need.

The possibility of obtaining LED “Your Speed is...” signs to deter speeding on the ranch roads was discussed after Shannon provided information she researched. Studies have shown a decrease of 14% lower speeds where these signs have been used. The costs were presented with a 30 day money back guarantee if not pleased. After discussion, the Board voted to have 2 of these signs (24” x 36”) purchased at a cost of \$1,100 for the 2, and will evaluate within the 30 day trial time. The roads discussed for placement were Gallinas, Fisher Peak Pkwy, Cottonwood, and Mountain View, but will begin the trial on Fisher Peak near the mailboxes. Shannon will be working to create an exit map for the ranch after conferring with emergency services.

Trash Disposal : We have had numerous complaints concerning our current trash service, Apex Twin Enviro, including missed pickups, work orders not being filled, and types of dumpsters not user friendly. Shannon and several other board members have met with Twin Enviro and with Arthur Rolloff, a company out of Raton, NM, for bids and comparisons. The POA Board discussed the differences in pricing and service. Rolloff is a higher price but with a 3 year price guarantee and a contract, new dumpsters which will be easier to open and shorter height. They will be smaller capacity (3 yard vs. 4 yd) but will have 7 bins at each location instead of 5. During busy months of summer, they will provide 3 non-consecutive days of pickup instead of 2/week. Twin Enviro provided their proposal which was a higher price with (7) 3 yard bins (which are not as accessible as Rolloff’s), and their prices are not fixed and usually raised in October; their 3 day/week pick up would be M-T-F. After continued discussion and review of the proposals, the POA Board voted to offer Arthur Rolloff a three year contract as our Trash Disposal Company, with all in favor. The new bins will be ready 3-5 weeks from now. The cost will be 2x/wk Sept-May at \$2,180/mo, and 3x/wk June- Aug \$3,270/mo. The bins will be 3 yard capacity, 7 bins at each of the two current locations.

Rolloff will also look into the possibility of recycling service. In the meantime, recycling can be dropped off in town at Treasure not Trash business, and cardboard can be taken to an area by the dump in town.

4) Roads - Bob Scott, chair

Spot repairs of road base as well as grading of washboards have been done as required. The slide on Gallinas is being monitored as it may still be a problem.

5) Forest Health and Wildfire Mitigation - Mark Thomas, chair

For 2025 we focused on reviving the volunteer mitigation program. Several events focused on clearing slash piles along the ROW and a couple mitigation events along Cottonwood and Mountain View. There were 10-15 volunteers per event and we hope to continue with volunteer work in 2026.

Firewise Certification for 2025 was received and many thanks go to David and Toni Moore for their time and effort in logging the hours submitted by owners and sending in the required information.

We have 2 contracted mitigation projects that should be completed around this year's end. One will be along Gallinas Pkwy., focusing on blind curves and pushing brush back from roadways (this will not exceed \$5,000 and completed by Jerry Kirkwood). The other project will be focused on the blind curves along Little Bear and Old Mission Ridge (this will not exceed \$20,000 and will be completed by Marty Pachelli.) Notices will be posted on the website and Facebook to let people know when the work will take place. Take extra cautions during these events.

6) Finance - David Moore, chair

The SFTR POA Adopted Budget has been on the SFTR Website for owners to view since 11/17/25. This was reviewed with several comments: The Annual Dues will rise to reflect the November 2025 CPI increase, which will be released on December 18. The Adopted Budget used a projected CPI increase rate of 2.5% which would increase the dues by \$24 per lot per year, to be \$968. This projected CPI increase rate of 2.5% rate will be replaced by the actual rate released on December 18.

The insurance Liability, Property and Umbrella Coverage premium rates for the POA have increased and are expected to be higher in 2026.

Dues notices will be sent out early January. Abby has been good at collecting the dues and working with owners for payment plans if needed. We still have \$9,919 in delinquent accounts as of December 2, 2025.

The Budget as presented was voted on by the POA Board and passed unanimously to be approved, with the increase in dues to reflect the November CPI.

These Budget and Profit and Loss statements are attached to these meeting minutes.

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

The last two cattle have been picked up and the rancher gave a check for the time of extra grazing according to the contract. The Committee will announce a meeting in January or February when they will talk about the grazing and make a recommendation to the POA Board concerning next year's grazing lease.

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With no new business expressed and no further discussion from the floor, the Owners in attendance were dismissed while the Board went into executive session to review and discuss covenant violation issues.

The Executive Session began at 10:10 am.

*The Covenant Violation Hearing did not take place due to the defendant's insistence to unlawfully make a public video of the proceedings during the session.

The Executive session ended and the meeting was adjourned at 10:45 am.

The Next POA Board meeting will be February 7, 2025 at 9:00 am at the MOC.

Santa Fe Trial Ranch POA									
2026 Budget Draft 12/06/2025									
As of 12-06-25									
			2025 Estimates			2026 Budget Draft 12/06/2025			
			Estimated	Final 2025	Estimated	2026 Budget	Change from		
			Total 2025	Budgets	End of Year	12/06/2025	2025		
					Difference		Estimated		
							Actuals	2026 Budget & 2025 Projected Notes	
Total All Expenses			\$ 443,302	\$ 478,174	\$ 34,872	\$ 459,071	\$ 15,769	Increase over 2025 Actuals Estimate	
Surplus / (Deficit)			\$ (767)	\$ (40,572)	\$ 39,805	\$ (7,167)	\$ (6,400)	Plan is to keep the overall budget at a breakeven or a surplus	

Santa Fe Trail Ranch Property Owners Association
Summary Profit & Loss Statement

	P&L Detail Page #	2025 Estimates				2026 Budget Draft 11/17/2025		2026 vs. 2025 Budget	
		Estimated Total 2025	Final 2025 Budget	Estimated End of Year Difference Under/(Over)	% Of Budget Received/Expended	2026 Budget 11/17/2025	2026 Budget vs Estimated Total 2025		
Income									
Dues	Page 1	422,632	422,632	0	100.0%	433,504	10,872	10,872	2.57%
Other	Page 1	19,903	14,970	(4,933)	133.0%	18,400	(1,503)	3,430	22.91%
Total Income		442,535	437,602	(4,933)	101.1%	451,904	9,369	14,302	3.27%
Committee Expenses									
Common Area	Page 4	35,348	33,995	(1,353)	104.0%	55,493	20,145	21,498	63.24%
Communications	Page 1	2,803	3,747	944	74.8%	1,772	(1,031)	(1,975)	-52.71%
Community Preparedness	Page 2	1,700	1,700	0	100.0%	1,500	(200)	(200)	-11.76%
Covenants	None		0	0		0	0		
Finance and Administration	Page 2 to 3	58,707	41,732	(16,975)	140.7%	67,056	8,349	25,324	60.68%
Forest Health/Wildfire Mitigation	Page 2	25,530	71,750	46,220	35.6%	23,500	(2,030)	(48,250)	-67.25%
Governance Documents Review	None		0	0		0	0		
Grazing	None		0	0		0	0		
Road/Bridge/Culvert and Snow Removal	Page 4	318,750	318,750	0	100.0%	303,250	(15,500)	(15,500)	-4.86%
Weed Control	Page 2	464	6,500	6,036	7.1%	6,500	6,036	0	0.00%
Total Committee Expenses		443,302	478,174	34,872	92.7%	459,071	15,769	(19,103)	-4.00%
Net Profit		(767)	(40,572)	(39,805)	1.9%	(7,167)	(6,400)	33,405	-82.34%