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 <u>speeding</u> 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.

<u>Adopt-A-Road</u> 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 <u>CPR class</u> 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.

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udget Dra	ft 12/06/2025											
2-06-25												
				202	5 Estimates							5 Budget Draft 12/06/2025
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						E	stimated				2025	
		E	stimated		inal 2025	En	d of Year	20	26 Budget	Est	imated	
		т	otal 2025		Budgets	Di	fference	12	/06/2025	Δ	ctuals	2026 Budget & 2025 Projected Notes
Camara	al Income:	1		_	Jungoto		-	F	, 00, 2020			
Genera	ar mcome.							⊢				452 late at 6000 and late. This bear done the
												453 lots at \$968 per lot - This based on the
				_				L		_		expected November 2025 CPI of 2.5% which
	Annual Dues	\$	427,632	\$	427,632	\$	-	\$	438,504	\$	10,872	translates to an increase of \$24 per lot
												This will bring the accumulated bad debt reserve
												\$15,000 at the end of 2026 - we have \$14,000 in
								١.				delinquent accounts as of the end of August 202
	Less: Reserve for Bad Debts	\$	(5,000)	\$	(5,000)	\$		\$	(5,000)	_		so increasing the reserve is prudent
Total G	General Income	\$	422,632	\$	422,632	\$	-	\$	433,504	\$	10,872	
								L				
Other I	Income:							L				
	Covenant Violations											Fines have increased with expanded enforcemen
												of covenant violations (unfortunately) \$942.70 in
		\$	2,365	\$	500	\$	(1,865)	\$	1,000	\$	(1,365)	October
	Processing Fees/Credit Card Processing Fees	\$	5,920	\$	2,500	\$	(3,420)	\$	7,000	\$	1,080	Expected consistent run rate with 2025 levels
												Cattle Grazing Lease Renewal - kept at same rate
	Grazing Lease	\$	2,760	\$	2,520	\$	(240)	\$	2,760	\$	-	2025 lease
	G		,		,		(- /	l i	,	•		San Isabel Capital Credit
	Other	\$	50			\$	(50)	\$	_	\$	(50)	
	Other	۶	30			٦	(30)	٦		۲	(30)	Currently getting 2.25% on Money Market Accou
												budget as same level in 2026, but the bank will
	Interest Income	ے ا	0.400	ے	0.350	۲,	(150)	ے ا	7 240	۲.		control the actual rates. I used 10 month averag
	Interest Income	\$ \$	8,408	\$	8,250	\$	(158)	\$		\$	(1,168)	
	Finance Charges	\$	250	\$	900	\$	650	\$	250	\$		Estimate placeholder
	Lien Fees	\$	150	\$	300	\$	150	\$		\$		Estimate placeholder
lotal C	Other Income	\$	19,903	\$	14,970	\$	(4,933)	\$	18,400	\$	(1,503)	
T-4-11		\$	442,535	\$	437,602	\$	(4.022)	\$	451,904	\$	0.260	Increase over 2025 Actuals Estimate
Total Ir	ncome	۶	442,535	, >	437,602	Ş	(4,933)	1	451,904	Ş	9,309	increase over 2023 Actuals Estimate
Commi	<u>unications</u>	$\Box\Box$						\Box				
	Outdoor Speakers / Miscellaneous Supplies	\$	1,467	\$	2,475	\$	1,008	\$	500	\$	(967)	Estimated new additions in 2026
	Google (sftrmeetings.com)	\$	553	\$	432	\$	(121)	\$	432	\$	(121)	Current run rates. No change from initial.
	IONOS (santafetrailranch.com)	\$	783	\$	420	\$	(363)	\$	420	\$	(363)	Current run rates. No change from initial.
	Miscellaneous Expenses	\$	-	\$	420	\$	420	\$	420	\$		Estimate placeholder. No change from initial.
	·	\$	2,803	\$	3,747	\$	944	\$	1,772	\$	(1,031)	
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	praft 12/06/2025													
f 12-06-25														
				202	5 Estimates								202	6 Budget Draft 12/06/2025
												Chan	ge from	
							Estima	ated				2	025	
		E:	stimated	F	inal 2025		End of	Year		2026	Budget	Esti	mated	
		To	otal 2025		Budgets		Differe	ence		12/0	06/2025	Ac	tuals	2026 Budget & 2025 Projected Notes
F	IIIAL (NACIJE: Beiai			=					-					
Fores	st Health/Wildfire Mitigation Forest Health/Wildfire Mitigation													
	Contracted mitigation work	\$	25,000	\$	65,000		\$ 40	0,000		\$	16,000	\$		Expected to use contractors for 2 projects per year at \$8,000 per project. This is intended for areas that are identified by the mitigation committee as too steep for volunteer efforts. Need to decide where to spend donated Team Rubicon funds of \$2,121.55 in Nov and/or Dec 2025.
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	Mitigation Supplies	\$	530	\$	6,750	Ç	\$ 6	5,220		\$	7,500	\$	6,970	Volunteer work is being re-initiated with success. Plan will be to increase these efforts in 2026 and supplement with equipment as needed - expected higher level of equipment rental in 2026
Tota	l Forest Health/Wildfire Mitigation	\$	25,530	\$	71,750	Ç,	\$ 46	5,220		\$	23,500	\$	(2,030)	The overall plan is to continue mitigation efforts yearly and make progress over time as we cannot afford another approach
						-		-						
Woo	ed Control							\neg						
wee	Weed Chemicals	\$	464	\$	6,500	ç	\$ 6	5,036		\$	6,500	\$	6,036	Reinitiating weed spraying in 2026
D						-		-						
Prep	Supplies	\$	1,700	\$	1,700	Ş	\$	╛		\$	1,500	\$	(200)	Utilized for traffic signage
	• • • • • • •	_						-						
Adm	linistration:													
	Las Animas County Clerk	\$	500	\$	275	Ş	\$	(225)		\$	150	\$	(350)	increased for past due owners
	Post Office Expense													
	Stamps and annual meeting mailing	\$	1,020	\$	700	Ş	\$	(320)		\$	1,000	\$	(20)	Actuals running higher than estimate. No change
	Mileage Expense													
	Mileage	\$	1,060	\$	1,500	Ş	\$	440		\$	1,060	\$	-	Actuals running lower than estimate. No change.
	Bridge Inspection	\$	-	\$	-	Ş	\$	-		\$	12,000	\$	12,000	Next inspection due in 2026

Santa Fe Tria	I Ranch POA										
2026 Budget	Draft 12/06/2025										
As of 12-06-2	25										
			2025	Estimates							6 Budget Draft 12/06/2025
		timated		nal 2025 Judgets	En	stimated d of Year ifference		6 Budget 06/2025	20 Estir	ge from 025 mated tuals	2026 Budget & 2025 Projected Notes
	Credit Card Fees	\$ 7,005	\$	2,500	\$	(4,505)	\$	7,000	\$		People are still opting to pay with credit cards instead of using our ACH option - using 2025 run rate. No change.
	Income Taxes	\$ -	\$	250	\$	250	\$	-	\$	-	Minimum tax estimates
	Accounting Abby Tamburelli - Bookkeeping Fees	\$ 8,736	\$	8,732	\$	(4)	\$	9,173	¢	427	Requesting a 5% increase over 2025
	Review Fees	\$ 8,730	\$	2,500	\$	2,500	\$	2,500			We are not required to have one, but will look in earnest in the future to see if we can find a firm that will do the work.
	Tax Return Filing	\$ 	\$	2,300	\$	-	\$	2,300	\$		The treasurer has been doing the return at no cost to the POA
	Discretionary Bookkeeper Bonus	\$ 750 9,486	\$	750 11,982	\$	2,496	\$	750 12,423	\$		Expected yearend bonus X 2.5%
	Supplies										
	Ink, Checks, envelopes, stamps	\$ 2,474	\$	1,200	\$	(1,274)	\$	2,200	\$	(274)	This is difficult to estimate as we purchase what is necessary to run the business office
	Insurance - Other										
	Insurance Policies	\$ 33,195	\$	15,000	\$	(18,195)	\$	26,887	\$		2025 Actuals are higher than budgeted due to higher Umbrella Coverage Premiums than estimated. Expect these to be even higher in 2026 expect an increase in 2026.
	Legal Fees/Other										Those are difficult to budget as we use the
	Legal Fees	\$ 3,131	\$	7,500	\$	4,369	\$	3,500	\$	369	These are difficult to budget as we use the attorneys on as an needed basis. No change.
	Bank Charges	\$ 300	\$	300	\$	-	\$	300	\$	-	Current run rates.
	Property Taxes Las Animas County Treasurer	\$ 536	\$	525	\$	(11)	\$	536	\$	0	Estimate placeholder
Tot	tal Administration	\$ 58,707	\$	41,732	\$	(16,975)	\$	67,056	\$	8,349	
Cor	mmon Area:										

Santa Fe Tr	ial Ranch POA												
2026 Budge	et Draft 12/06/2025												
As of 12-06	-25												
				202	5 Estimates								6 Budget Draft 12/06/2025
											Cha	ange from	
						E	Estimated					2025	
		E	stimated	F	inal 2025	E	nd of Year		20	26 Budget	Es	timated	
		Т	otal 2025		Budgets	D	ifference		12	2/06/2025		Actuals	2026 Budget & 2025 Projected Notes
	Road/Bridge/Culvert	\top				Г		i	г				
													Reducing budget back to original 2025 estimates
	Heath Andreatta Excavation LLC	\$	120,000	\$	120,000	\$	-		\$	120,000	\$	-	now that major washout have been repaired
													Intent is to continue to add road base as required
													yet ensuring we keep the overall POA budget at a
	Leone Sand and Gravel	\$	159,555	\$	167,000	\$	7,445		\$	150,000	\$	(9,555)	breakeven or a surplus
													Reducing budget from 2025 actuals now that major
	Other Expenses - Culverts, etc.	\$	8,445	\$	1,000	\$	(7,445)		\$	2,500	\$	(5,945)	washout have been repaired
	Discretionary Equipment Operator Bonus	\$	750	\$	750	\$	-		\$	750	\$	-	Expected yearend bonus
		\$	288,750	\$	288,750	\$	(0)		\$	273,250	\$	(15,500)	
									L				
	Snow Removal								L				
									L				Estimate - this is dependent on actual work needed
													based on snowfall - Forecasts call for heavier snow
	Heath Andreatta Excavation LLC	\$	30,000	\$	30,000	\$	-		\$	30,000	\$	-	fall this winter, but this is a complete guess
т	otal Common Area - Roads	\$	318,750	\$	318,750	\$	(0)	1	\$	303,250	\$	(15,500)	
	Building/Equipment/Signs - Other								Г				
	Other Items - Guard Shack Camera, Computer												
	and Software, Signs, Locks	\$	3,500	\$	3,500	\$	-		\$	3,500	\$	-	Place holder for signs, locks and software licensing
		\$	3,500	\$	3,500	\$	-		\$	3,500	\$	-	
								1	Г				
	Trash Disposal												
													Decide which vendor, frequency esp. summer
													months (Jun, Jul, Aug?), projected increases. See
	Twin Enviro Services	\$	21,358	\$	20,000	\$	(1,358)		\$	40,000	\$	18,642	Trash Disposal Worksheet
	Conservancy Lease	<u>.</u>		1.		.			Ŀ.		I		
	Annual Lease Fee	\$	770	\$	775	\$	5		\$	793	\$	23	2025 level plus 3% COLA increase
	Phone/Utilities								Н				
													Estimates are based on past run rates - actuals will
	Al's Gas Service	\$	3,575	\$	3,700	\$	125		\$	4,400	\$		vary based on usage/weather
	Mobile Email and Guard Shack Starlink	\$	2,305	\$	2,220	\$	(85)		\$	2,700	\$	395	Estimates are based on past run rates
													Estimates are based on past run rates - actuals will
	San Isabel Electric	\$	3,840	\$	3,800	\$	(40)		\$	4,100	\$		vary based on usage/weather
		\$	9,720	\$	9,720	\$	-		\$	11,200	-		Over Budget
	otal Common Area - Excluding Roads	\$	35,348	\$	33,995	\$	(1,353)		\$		\$	20,145	
Т	otal Common Area	\$	354,098	\$	352,745	\$	(1,353)		\$	358,743	\$	4,645	

Santa Fe Trial Ranch POA							
2026 Budget Draft 12/06/2025							
As of 12-06-25							
		2025 Estimates					6 Budget Draft 12/06/2025
						Change from	
			Estimated			2025	
	Estimated	Final 2025	End of Year		2026 Budget	Estimated	
	Total 2025	Budgets	Difference		12/06/2025	Actuals	2026 Budget & 2025 Projected Notes
				Ĺ			
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)		Plan is to keep the overall budget at a breakeven or a surplus

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

			2025 Es	timates	2026 Budget Di	aft 11/17/2025	2026 vs. 2025 Budget		
	P&L Detail	Estimated	Final 2025	Estimated End of Year	% Of Budget	2026 Budget	2026 Budget vs		
	Page #	Total 2025	Budget	Difference Under/(Over)	Received/Expended	11/17/2025	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/Culvertand 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%