

**POA Regular Board Meeting Minutes**  
**February 8, 2025, 9:00 am**  
**Metro Operations Center**

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

**Attendees:** Jerry and Dorothy Kirkwood, Jerry Pinkard, Deb Roberts, Harriet Vaugeois, Tim and Pat Nash, Donnie and Christa Perkinson, Ann Scott, Ian and Tricia Carlisle, Deb Johnson, Jerry Barnes, Maryanne Coelln, Randy Wichterman, Jean Busch, Jerry Peters, Claudia Henning, John Gerald, Gayle McCrary, Alan Smith, Teresa Wallace, Sue Downs

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

**Proof of Notice:** on website and SFTR Facebook and SFTR Nextdoor since Friday, Jan 31, when meeting date was changed

**Roll Call and Determination of Quorum:** Rick Kinder and Scott Tollefson absent; one vacant seat; quorum achieved.

**Committee Reports**

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

We now have 186 members on SFTR Facebook and 341 joined on the SFTR Website (this is up from the 135 on the web in June of 2024). Changes to the website include a “Top News” section which includes such items as Road Alerts. A new search function and Committee guidelines are also added. Laurie Nielsen is training with John G. to be a web administration backup.

Property Owner search is updated every week (Tuesdays). Anyone wanting to change their contact info should contact John Gerald and Abby Tamberelli with changes.

The Committee currently has 7 great members who meet virtually the 2nd Wednesday of each month. They are considering adding emergency notifications through texts (an option to opt in), considering a website social forum, and looking to improve the audio/video system at the MOC. They currently cover MOC events as needed and will, this year (date TBD) be leading an Owner Education program to help us learn more about the website and walk us through its various offerings.

**2) Governance Review/Adopt a Road - Bill Nielsen, chair**

There are 9 distinct required policies set by the State and 7 policies that require review to see if they comply; this committee review will be completed by May.

The Adopt-a-Road was explained and maps and signups shown. These are hanging on the white board in the MOC. There are 128 segments, of which 39 are available for volunteers. These items will also be on the website in a few days. It is noted that the

POA provides the chemical for roadside spraying, (but not for your own property). It is important to spray several times a summer, with the first spraying done before the plants such as thistle flower. Contact Bill for questions or signing up. It is helpful if those who signed up in the distant past reaffirm their segment availability.

A question arose as to whether someone can adopt a pond, but that is owned by the conservancy. The Owner's Education Program will host the summer session presented by the Communication Committee, which will go over contents of and utilizing the SFTR website. Date TBD and will be announced on the website.

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

Research has been done in regards to creating fire suppression ponds on the ranch. It was found that there are very specific rules and regulations in creating these such as accessibility, liners, dimensions, etc., all of which would be too expensive and not practical for us to attempt. We do have close access to Trinidad Lake which has given permission to use its water for fire needs.

Grants availability are on pause at this time since the new administration is looking at government spending and frozen assets for grants. Joe will continue to monitor.

Team Rubicon is a volunteer group which help communities affected by fire, hurricanes, and other disasters recover by cutting downed trees and such. When not needed for those events they will help areas in high danger zones that need egress cleaning. Joe, Bill N., and several others from the ranch met with and rode with the head of this group on Thursday and were told that the team is planning to come help with blind corners, encroachment of trees, and other needed mitigation areas in early May. It is confirmed they have their own insurance. It is expected there will be 35-45 persons, and the places to stay and food needed for the Thur-Sun they are here will need to be worked out in details soon. If you do have a place you are willing to offer for anyone of the group to stay, please contact Joe. There is a possibility they may be able to be in town at the Community Center. Some volunteers from the ranch will be needed to help with the chipping and other in other ways... The POA Board will meet soon to discuss more and give final approval for this event.

ATT can access a grant for assessing areas where there is low or no connectivity, and enable them to possibly put up more towers using First Net through ATT. The County and sheriff's offices are supporting that effort. It is a system that can override towers in an emergency and/or if towers go down in an emergency. If a sheriff needs to come onto the ranch for another reason, we may see him also riding around the ranch to assess areas of "dead spots" of cell phone connection.

Authorities are being contacted in regards to attempting to reopen Exit 2 accessibility.

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

Two persons have been contacted about dogs running loose. This will be followed up.

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

20 hours of snow removal were done, most of this was from the over 4 foot snowfall in November. Since the Dec meeting, no more road base has been added. Blade work was done on Turkey Creek, Timber ridge, Old Mission, Fishers Peak, Oak Way, Cottonwood, Mountain View, Trail Ridge, and Upper Gallinas. Water line repairs were dressed up on Oak Way, Elk Park, Old Mission, Alpine Meadows, Trail Ridge, and Upper Gallinas.

Questions arose as to whether the snow can be removed closer to the roads and off the side better to help prevent the large amount of mud and ice as it melts; also if road base could be put on top of ice areas, esp Cottonwood, to help with traction... Both of these concerns will be discussed with Tom.

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

We have only 2 properties under liens at this time. Abby has worked hard to get more owners in arrears on payment plans. Revenue and expense summaries were reviewed at the meeting and are attached to these minutes. Of note: the Communication Committee is under budget much due to John Gerald's expertise. The FHWM had increased costs due to projects requiring rental and contractors. This year we hope to have more volunteers from the ranch do mitigation needs. The bridge inspection was due this past year. Discussion centered around our need for umbrella policy for insurance. The BOD had discussed this at the last work session and bids were obtained for a policy. The Previous policy was \$2,500 per year, but this year bids came in much higher, some around \$25,000. We finally were able to get a bid for \$10,415. A motion was made to accept this bid. Voting showed 5 yes and one (Bill Nielsen) no. Bill was concerned as to whether there is a need for umbrella insurance. Jerry Barnes asked for clarification between regular insurance and umbrella insurance. It was clarified that Mark has an agent that is used to obtain bids from companies. The company in the past will not give us a bid now. It was noted the umbrella insurance covers what our insurance does not if there is an unusual circumstance of lawsuit or injury or the such. Mark replied to an inquiry regarding a finance review, and we still haven't found anyone to do one.

#### **7) Firewise and Mitigation - no chair at present time**

No report

#### **8) Community Preparedness/Common Areas - Bill Latham, chair**

The big snow storm in November was a good reminder of what we should have on hand and in our vehicles for emergencies. Good information can be obtained on the internet to know what to keep in a "Go Bag". It is also helpful to have a list of items to pack for 5 minutes notice, 15 min, 1 hour, etc.

The postmaster in Trinidad has a work order in the Denver office to have our mailbox repairs done, but Bill has not heard back yet. The mail lockers are owned by the POA but the locks and keys belong to the post office.

The chemicals used for the Adopt-A-Road program consist of a 3 chemical mixture to combat noxious weeds. We are required by state and local authorities to do our best to fight these invasive weeds - such as thistles, mullen, and others. The Locust needs a different type of chemical. To sign up for the Adopt-A-Road program, contact Bill Nielsen. Volunteers are needed.

Questions concerning emergencies on the ranch and how to know if someone needs help were answered by encouraging everyone to know their neighbors and check up on them. The Communication Committee is working towards an emergency notification system, but we all should be aware of those who may need help getting out. There is no list of persons who are disabled.

**9) Grazing - Marty Pachelli, chair; Carol Smith, board representative**

The grazing committee has recommended that we have the same rancher, Justin Malespini, bring cattle to the ranch again this year. The proposed contract, okayed by Justin, would call for cattle to be brought April 19th until August 17th. The cattle should all be picked up by August 22, or a fine could be imposed on the rancher. The number is not to exceed 60 animal units per month. The discussion of the board included perhaps accepting this lease agreement but having it be a 3 year lease instead of 1 year. The motion to accept this lease but adding the 3 year verbiage was approved unanimously.

**New Business:**

- 1) POA Director, Ken Dixon, submitted his resignation on Thursday, January 30th. The POA BOD will be filling this position soon, but are asking owners if anyone has an interest in serving on the Board to submit a no more than one page resume to Carol Smith ([csmith2621@gmail.com](mailto:csmith2621@gmail.com)) by the 15th of February. These resumes will help us know persons who are interested to be considered. The board retains the right to select a replacement of their choosing.
- 2) Harriet Vaugeois thanked the Board for their volunteerism and hard work as the SFTR POA Directors and presented each with a special, delicious dessert.

**Meeting was adjourned at 10:25 am**

**Next meeting will be a special meeting on February 22 at 9:00 am at the MOC.**

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets - Through December 2024					
Updated 01-28-25					
		Actuals Through 12- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
<b>Beginning Cash Balance at 01-01-24</b>		\$ 339,470	\$ 339,470		
<b>Cash Balance used for Increased Expenses in 2024 over Income</b>		\$ (75,252)	\$ (80,935)	\$ (5,683)	
<b>Reserve for Future Projects</b>		\$ 264,218	\$ 258,535		
<b>General Income:</b>					
	Annual Dues	\$ 416,307	\$ 416,307	\$ -	453 lots at \$919 per lot
	Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	
<b>Total General Income</b>		\$ 411,307	\$ 411,307	\$ -	
<b>Other Income:</b>					
	Covenant Violations	\$ -	\$ 500	\$ 500	Estimate
	Processing Fees/Credit Card Processing Fees	\$ 5,480	\$ 6,000	\$ 520	Consistent with 2023 and previous years
	Grazing Lease	\$ 2,520	\$ 2,000	\$ (520)	Cattle Grazing Lease in effect for 2024
	Interest Income	\$ 7,727	\$ 4,500	\$ (3,227)	Consistent with 2023 actuals
	Finance Charges	\$ 126	\$ 900	\$ 774	Estimate
	Lien Fees	\$ 52	\$ 300	\$ 248	Estimate
<b>Total Other Income</b>		\$ 15,906	\$ 14,200	\$ (1,706)	
<b>Total Income</b>		\$ 427,213	\$ 425,507	\$ (1,706)	
<b>Communications</b>					
	Bare Communications - Website Hosting, maintenance and upgrades	\$ 1,050	\$ 5,560	\$ 4,510	Includes \$3,760 in website upgrades
	TV Display	\$ 912	\$ 1,055	\$ 144	Estimate
	Google Meet	\$ 923	\$ 1,296	\$ 373	Consistent with 2023

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		Actuals Through 12- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
	IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 348	\$ 289	\$ (59)	Consistent with 2023 and previous years
		\$ 3,233	\$ 8,200	\$ 4,967	
<b>Forest Health/Wildfire Mitigation</b>					
<b>Forest Health/Wildfire Mitigation</b>					
	Equipment Rental and Contractors:				
	Landpride LLC	\$ 10,000			Oak Park Mitigation
	Rocky Robinson	\$ 7,000			Upper Cottonwood
	Landpride LLC	\$ 3,000			Old Mission Ridge mitigation
					Mitigation done along both sides of Sunset Drive
	Landpride LLC	\$ 6,000			Off Mtn View
	Rocky Robinson	\$ 1,100			Mitigation on Porcupine & Conifer on Mtn. View
					Mitigation from corner of Fishers Peak & Timber
	Rocky Robinson	\$ 5,900			Park to Alpine Meadows
	Rocky Robinson	\$ 7,850			7 Blind Corners on Vista West
					Mitigation on Alpine Meadows Road along
	Marty Pachelli	\$ 7,500			Glidden's Property
	Marty Pachelli	\$ 2,350			Old Mission Road
	Marty Pachelli	\$ 8,000			Fire Mitigation
	Rocky Robinson	\$ 8,000			Fire Mitigation
					A total of 25 miles of roads are to be mitigated with
	Equipment Rental and Contractors Subtotal	\$ 66,700	\$ 68,000	\$ 1,300	8 miles of that requiring equipment rental and contractor support at \$8,600 per mile
					Chipper supplies at \$951, Fuel and other misc.
	Mitigation Supplies	\$ -	\$ 3,921	\$ 3,921	supplies at \$2,970
		\$ 66,700	\$ 71,921	\$ 5,221	
<b>Weed Control</b>					
	Weed Chemicals	\$ 6,511	\$ 6,500	\$ (11)	Increased for expanded spraying

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Updated 01-28-25					
		Actuals Through 12- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
<b>Total Forest Health/Wildfire Mitigation</b>		\$ 73,211	\$ 78,421	\$ 5,210	
<b>Administration:</b>					
<b>Lien Fees</b>					
	Las Animas County Clerk	\$ -	\$ 275	\$ 275	Consistent with 2023 and previous years
<b>Post Office Expense</b>					
	Stamps and annual meeting mailing	\$ 705	\$ 700	\$ (5)	Consistent with 2023 and previous years
<b>Mileage Expense</b>					
	Mileage	\$ 1,619	\$ 350	\$ (1,269)	Higher than budget due to travel associated with active litigation
<b>Bridge Inspection</b>					
		\$ 10,172	\$ 10,000	\$ (172)	Place holder if needed for compliance with agreement with railroad
<b>Credit Card Fees</b>					
	Service Charge	\$ 5,931	\$ 5,000	\$ (931)	Consistent with 2023 actuals
<b>Income Taxes</b>					
		\$ 34	\$ -	\$ (34)	Minimum taxes
<b>Accounting</b>					
	Abby Tamburelli - Bookkeeping Fees	\$ 8,316	\$ 8,316	\$ -	
	Dixon, Waller, and CO. - Review Fees	\$ -	\$ 2,500	\$ 2,500	Unable to find a firm that would do the work due to increase regulations and insurance costs
	Tax Return Filing	\$ -	\$ 500	\$ 500	Same as 2023 budget
	Discretionary Bookkeeper Bonus	\$ 750	\$ 750	\$ -	Same as 2023 budget
		\$ 9,066	\$ 12,066	\$ 3,000	

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		Actuals Through 12- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
<b>Supplies</b>					
	Ink, Checks, envelopes, stamps	\$ 3,098	\$ 2,000	\$ (1,098)	Consistent with 2023 and previous years
<b>Insurance - Other</b>					
	Insurance Policies	\$ 9,954	\$ 15,000	\$ 5,046	5% above 2023 actual rates
<b>Legal Fees/Other</b>					
	Legal Fees	\$ 6,218	\$ 5,000	\$ (1,218)	Estimate
<b>Property Taxes</b>					
	Las Animas County Treasurer	\$ 517	\$ 550	\$ 33	Consistent with 2023 and previous years
<b>Total Administration</b>		<b>\$ 47,314</b>	<b>\$ 50,941</b>	<b>\$ 3,627</b>	
<b>Common Area:</b>					
<b>Road/Bridge/Culvert</b>					
	Heath Andreatta Excavation LLC	\$ 120,860	\$ 125,000	\$ 4,140	5% above 2023 actual rates
	Leone Sand and Gravel	\$ 192,207	\$ 172,200	\$ (20,007)	12,000 tons at \$10/ton (up from \$9.25 in 2023) (\$120,000) plus 522 loads delivery fees at \$100 per load (up from \$75 in 2023) (\$52,200)
	Other Expenses - Culverts, etc.	\$ 357	\$ 5,000	\$ 4,643	Same as 2023 budget
	Discretionary Equipment Operator Bonus	\$ 750	\$ 750	\$ -	Same as 2023
		<b>\$ 314,173</b>	<b>\$ 302,950</b>	<b>\$ (11,223)</b>	
<b>Snow Removal</b>					
	Heath Andreatta Excavation LLC	\$ 27,275	\$ 30,000	\$ 2,725	Estimate - this is dependent on actual work needed based on snowfall
<b>Building/Equipment/Signs - Other</b>					



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Updated 01-28-25						
			Actuals Through 12- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
	Other Items - Guard Shack Camera, Computer and Software, Signs, Locks		\$ 6,484	\$ 5,000	\$ (1,484)	Estimate - Place holder
			\$ 6,484	\$ 5,000	\$ (1,484)	
	<b>Trash Disposal</b>					
	Twin Enviro Services		\$ 19,440	\$ 20,500	\$ 1,060	5% above 2023 actual rates
	<b>Conservancy Lease</b>					
	Annual Lease Fee		\$ 752	\$ 730	\$ (22)	Same as 2023 actual
	<b>Phone/Utilities</b>					
	AI's Gas Service		\$ 4,258	\$ 4,000	\$ (258)	5% above 2023 actual rates
	Mobile Email and Guard Shack Starlink		\$ 2,618	\$ 1,400	\$ (1,218)	Same as 2023
	San Isabel Electric		\$ 3,707	\$ 4,300	\$ 593	5% above 2023 actual rates
			\$ 10,583	\$ 9,700	\$ (883)	
	<b>Total Common Area</b>		\$ 378,707	\$ 368,880	\$ (9,827)	
	<b>Total All Expenses</b>		\$ 502,465	\$ 506,442	\$ 3,977	
	<b>Net</b>		\$ 0	\$ -	\$ (0)	

Santa Fe Trail Ranch POA  
**Balance Sheet**  
As of December 31, 2024

Dec 31, 24

**ASSETS**

**Current Assets**

MM / General Savings - 67814 118,307.38

Checking - 70815 4,589.09

Total First National Bank 122,896.47

Century Savings 157,939.29

Total Checking/Savings 280,835.76

**Accounts Receivable**

Accounts Receivable 2,527.63

Bad Debt Reserve -5,000.00

Total Accounts Receivable -2,472.37

Total Current Assets 278,363.39

**Fixed Assets**

Total Fixed Assets 18,950.15

**TOTAL ASSETS** 297,313.54

**LIABILITIES & EQUITY**

**Equity**

Accounts Payable \$ 9,301.93

Retained Earnings 427,903.73

**Transfer of Metro Assets**

Transfer of Bridge to Metro -21,640.00

Transfer of Metro Assets - Other -43,000.00

Total Transfer of Metro Assets -64,640.00

Net Income -75,252.12

Total Equity 297,313.54

**TOTAL LIABILITIES & EQUITY** 297,313.54