

October 4 2025 SFTR POA Annual Meeting Minutes
MOC, 9:00 am

Board Members: Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Bill Nielsen, Joe Richards, David Moore, Tim Storey, Bill Latham

Guests: 53 attendees signed in at MOC, 20 virtual attendees

Proof of Notice: On calendar on website since October 2024; reminders and letters sent to Owners August 2025

Roll Call/ Determination of quorum: All POA Board members present; quorum achieved

Approval of minutes of Special Board Meeting Sept 22, 2025: Approved without changes

Last call for ballots

Microphone usage: Claudia Henning gave instructions

Welcome address - Carol Smith

Carol welcomed the attendees - both those in person and those virtual. She thanked the nominees for being willing to volunteer for serving on the Board. A thank you was extended to the Communications Committee for creating the ability to record this meeting and have it available on the SFTR Facebook site for 30 days. Explanation was given for how ballots will be counted and three volunteers were selected for this process. Those volunteers were Michelle Bonnette, Bea Scoones, and Kim Schoenfeldt.

It was explained a time would be allotted for questions and comments after each Committee presentation, allowing 3 minutes per person per topic.

Committee reports:

1) Communication (John Gerald, chair)

The Committee has come in under budget this year. They have purchased an Audio Mixer and camera for MOC events. They give audio and visual Meeting support for MOC events. The private SFTR Facebook group now has 202 users; it is hidden, private, and with no ads. All are encouraged to sign up. The SFTR website (santafetrailranch.com) has over 300 registered users (instructions for viewing as an owner are found on the website, to give access to areas of the site that are for owners only - the search engine is a great tool to find what you are looking for!). Property Owner data is updated when the information is obtained by the business office. All are encouraged to contact Abby in the Business office if your contact information changes. The website itself is updated weekly with backups and Laurie Nielsen is now being trained as a back-up administrator.

2026 goals include purchasing outdoor speakers for the SFTR picnic and other events, and to continue Website refinement.

2) Owner Education, Governance Document Review, Adopt-A-Road (Bill Nielsen, chair)

- Each year we have at least one special program for owners to attend. This year on August 16, 2025, a program “Introduction to SFTR website” was presented, led by John Gerald. 12 persons attended in person, and 7 virtually. This presentation is also on the website to view.
- Reports are given throughout the year during POA meetings to update the POA Board and membership regarding CCRs and By-laws, esp. if changes occur in the legislature that impact POAs. If need be, stand alone sessions for information can occur as well.
- The Adopt-a-road program started the year with 40 segments available for Owners to sign up to spray weeds along Right of Ways of Ranch roads. We now still have 32 available. Contact Bill if you would be willing to sign up. Herbicide is available for this usage. Some of the available significant areas include Turkey Creek, Tall Timber Trace, Hidden Meadow, Westwood Dr, Fox Trail and Old Mission. Also portions of main roads including S end of Timber Park, S end of Fox Trail, and Cottonwood from Elk Ridge to Turkey Creek. ... Goals for this next year include getting more volunteers and using a team approach with weed control and FHWM Committees.

3) Covenants (Rick Kinder, chair)

Most of the Covenant complaints this year have been concerning loose dogs and speeding. There have been 2 letters sent out this week concerning two different owners for violations, which are for loose dogs and other matters. Once letters have been sent, Owners generally have 30 days to correct the problem before fines are imposed.

Remember to keep to the speed limit of 25 mph for safety for all as well as less damage and maintenance needed to the roads.

4) Roads (Bob Scott, chair)

Road work was kept to a minimum this year in an effort to keep the overall POA budget within our means. Roads were graded as necessary, several culverts were installed, and bar ditches were cleaned in a number of locations. A minimum amount of road base was applied. The smaller slide on Elk Park was reworked and appears to be stable, while the larger slide on upper Gallinas continues to be troublesome - San Isabel relocated a power pole in this area to allow more widening into the bank, and at this point we are just watching the hydraulic activity in hopes it will dry up.

5) Finance (Mark Thomas, chair/David Moore, assistant)

The SFTR POA financials as of August 2025, were presented and reviewed. These can be found attached to the meeting minutes.

The Proposed Budget draft was reviewed as well, and the Owners are welcome to look it over and ask questions or comment on it before the final version will be voted on at the December 6th Regular POA Meeting. This Draft can also be found attached to the meeting minutes. It was noted we do have several lots with liens, and possibly a few more will be added in the near future. This lack of property dues payments hurts us all.

6) Forest Health and Wildfire Mitigation (Mark Thomas and David Moore presenting)

Team Rubicon, a volunteer group of mostly veterans, came to the Ranch May 1-4 to aid in mitigation on our ranch. Joe Richards was instrumental in having them come to us. They were able to cut junipers and oak brush and cedar trees along .6 miles (both sides of the road) on Timber Park. Many Owner volunteers helped to chip and mitigate after them and work in other areas on the ranch. It was a great team effort, and a lot of owners volunteered hours of work and cooking and money to aid in the effort. All are appreciated.

Michael Hughes has worked long and hard on writing details to submit for a 2026 Grant Application for a Southern Shaded Fuel Break on the ranch. He obtained letters of support from various first responders and Forest Service, as well as the SFTR POA Board. We will find out in February if this grant will be offered to us. More information will be given to the Owners once we know. Michael was thanked for his diligence on behalf of us all.

Mark Thomas and David Moore have been spearheading the Committee by evaluating areas of the right of way (ROW) on ranch roads that are some of the main arteries of ingress and egress and need mitigated for safety and fire hazards. Since July 8, there have been mitigation work sessions every third Saturday, using volunteers to cut, drag and chip trees, bushes and slash. The next two sessions will be held October 18th (parts of Mtn View) and November 8th (TBD), 8:30-12. If interested, contact David or Mark for more info.

To date, there have been 31 owners volunteering 248 hours total. For our Firewise efforts as a community for 2025, we have accumulated \$239,056.47 in work hour credits and receipts for work completed! - this helps us earn the Firewise Certification each year, which can help us get grants and can help lower costs of insurance rates. The information to submit for any mitigation done on your property should be given to Toni Moore, who has volunteered to keep the books for Firewise, after the last volunteer moved. The website has an area to record and fill in your work done on your property as well.

The Committee will continue to focus volunteer efforts on ingress and egress routes, limiting use of contractors to keep budget costs down, and apply for additional grants. Plans to update and submit the Firewise Action Plan are also planned.

A work session in November will address the need for a Committee Chair and how the work should be combined or distributed between FHWMitigation and Weed Control.

7) Common Area, Weed Control, Community Preparedness (Bill Latham, chair)

Weed Control chemicals were purchased and mixed as prescribed by the Las Animas County Weed Control Dept. These chemicals are distributed for those volunteers of Adopt-A-Road segments for the ROW in their areas...education of residents was given via Weed-Out day in spring. Less chemicals were used this year due to the fact we had significantly more rain and wind this spring and summer than usual, limiting time frame chemicals could be applied.

Post boxes- Numerous communication with the local Postmaster concerning our broken postal parcel box locks has taken place. He states that the work order has been in a long time, but Trinidad's needs are far down the list. The workers come down from Denver periodically, but it is unknown when they will next come here. A reminder, by law only the USPS can work on the locks and distribute keys.

Trash - Twin Enviro company was sold to Apex Enviro. Our monthly fee increased; we have had full bins and missed pick ups a number of times and met with the manager, requested phone calls when they had issues that meant a pick up would not take place, but no phone calls were received. Apex is willing to add an extra day of pickup but are not flexible as to the schedule and only offered Tues, Wed, Friday.; or could add an additional dumpster to each site. The POA Board discussed this issue over the past several months, and met with the only other option, a company out of Raton, which seems to offer better services and dumpsters but is a significantly higher cost. The budget is being evaluated and a placeholder for a 30% increase added in case the alternative disposal company will be chosen for 2026.

The Emergency Preparedness guide on the website was updated; a smoke-spotter class was held at the Fisher Peak FD on May 17th; an open house at the ranch Fire Station on Fox Trail was very interesting; and FB posts related to Emergency Planning were placed. A CPR class planned for August had to be postponed and will be rescheduled.

A reminder that winter is approaching so make sure your vehicle maintenance is up to date, and add emergency supplies to them. Stock up on fuel and groceries for unexpected storms.

Information to sign up for our Smart911 can be found on the website under Community/Community Preparation, and all are encouraged to do so.

Bill will be leaving the POA Board as his term is up and expressed his thanks for all who volunteer their time and talent for the Board and other projects on the ranch. Thanks were given to Bill for his service as well.

8) Cattle Grazing (Marty Pachelli, chair; Tim Storey, member)

The official cattle grazing period for 2025 ended August 15. The rancher brought 40 AU, + 2 bulls and 4 heifers. There was 1 death due to noxious plant ingestion. The rancher removed most of the cattle by the end of August but as of today, there are 3 stragglers left. There are always some rogue cattle that are determined not to be caught, but the committee thanks those who notify Donnie and Christa Perkinson, Marty, or Tim when they spot them. Tim and Pat Nash also were thanked for closing 8 cattle in the corral when seen. Brain storming will occur prior to next grazing season to prevent a recurrence of these “disobedient” cattle. We are very happy with the rancher, Justin Malespini.

Other reports:

- **Women’s Group (Barb Wurfel)**

The Women’s Group provides camaraderie for SFTR women as well as fundraising efforts to benefit the ranch. They meet generally every second Saturday of the Month at 9:00 am at the MOC. Always looking for new attendees, and if you would like to be added to the email list, can contact Carol Smith or Barb Wurfel.

Major fundraising this year was our raffle at the summer Annual SFTR Picnic, and our logowear sales. With those funds, we have purchased items for the MOC, supplies for our picnic and fall dinner, and sponsored a recycling truck for ranch residents during a summer flea market/craft sale.

Our fall dinner will be held Nov 1st at the MOC with the theme being “Slopeside Supper” (a ski lodge). Details can be seen on the SFTR FB and website.

Other events this year were helping with the Team Rubicon food preparation and serving, Welcome Group with information to new residents, a library at the MOC and local activities. There is also a game night and Meet and Greet at the MOC at 4:30 on Mondays.

- **Fire House Pasta Dinner (Joe Richards)**

Joe announced about the upcoming pasta dinner fundraiser for our local Fisher Peak Fire Dept, which will be held Saturday, October 11. They are looking for raffle items for the “silent auction” as well as baked goods for the dinner or for a bake sale. Those donations, or monetary donations, would be appreciated as this is their biggest money raising event of the year. Any donations can be given to Carmen or Joe Richards or to Sue Downs. Call them to make arrangements ahead.

Metro Water System Presentation (Jerry Kirkwood)

Jerry gave a very informative presentation about the Metro and the “Ditch Rats” - a group of dedicated and talented guys volunteers from our Ranch who work on our water system on SFTR - to give us the terrific water system and repairs so often needed and save us all multiple thousands each year! These guys include Bob Scott, Jerry Kirkwood, Pat Youngquist, Rick Kinder, Blair Peterson, Donnie Perkinson, and John Czikk.

The power point highlights included information about the 76 miles of pipe, 3 main water tanks of 110,000 gallons water each, 6 pumps (which begin in Starkville), 70 flushing hydrants and 12 fire hydrants. There were photos of the pumps, the guys inspecting the tanks, and of the various projects through this past year they worked on - in snow and heat and cold and wet conditions. {The inspections alone - done in 2024, and will be due again in 2029, saved the ranch greater than \$10,000.}

The HDPE pipes they use now are able to be fused at 450 degrees to create a very strong connection (shown on video). Many of the issues we have on the ranch are a result of %'s of the installation done improperly at the initial installation - plowed in and not properly bedded or backfilled. Some of the photos showed where fused joints done in the past (a count of approx 453) were done incorrectly, and can have multiple leaks in the same area.

A former owner, John Sanders, developed the SCADA system (Supervisory Control and Data Acquisition) for the Metro use. It has been a real game changer in the ability to detect leaks or no leaks, whether the system is on or off, etc. Before that system, the Ditch rats did not know about a leak often until the tank ran dry, as most leaks do not surface visually. They used flowmeters to try to narrow down where the leak may be.

The system will be a problem for a long time due to the improper way the lines were put in. Sometimes the Ditch rats have to replace a whole section of pipe with HDPE pipe, expensive and time consuming but worth it in areas of multiple problems. Every new pipe is fitted with a copper trace wire to be able to locate it again if there is an issue. Photos were shown of Pump Station electronics, frozen pipes, machines ,and Ditch Rats in action.

Ways we as Owners can help - drive slowly around work areas, maintain properly working cisterns, keep meter pits free of brush and weeds, expose the top of meter pit several inches, and become familiar with the Metro website for steps to take if you find you do not have water.

Ballot POA BOD Final Count:

Thomas Baker	- 83
Bill Nielsen	- 138
Shannon DeBord	- 134
Tim Storey	- 151

There are # 453 lots, 406 Owners, - # Owners voted 151, # ballots received 180.

Annual Meeting was **adjourned** at 10:55 am for a 15 minute break before the Regular POA Mtg will begin.

Carol Smith, POA Board Secretary

Santa Fe Trial Ranch POA													
2026 Initial Budget Draft													
As of 09-28-25													
				2025 Estimates				2026 Initial Budget					
				Estimated Total 2025	Final 2025 Budgets	Estimated End of Year Difference		2026 Initial Budget	Change from 2025 Estimated Actuals	2026 Initial Budget Notes			
	Surplus / (Deficit)			\$ 40,988	\$ (40,572)	\$ 81,560		\$ 4,465	\$ (36,523)	Plan is to keep the overall budget at a breakeven or a surplus			