

**SFTR POA Special Board Meeting
Saturday, February 22, 2025, 9:00 am
Metro Operations Center**

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

Guests: John Gerald, Jean Busch, Scot and Mary Stauffer, Patty Thomas, Sue Downs, David and Theresa Garland, Tim Storey, Jerry and Dorothy Kirkwood, Jerry Barnes, Maureen Latham, Denise and Randy Wichterman, Donnie and Christa Perkinson, Marty Pachelli, Jerry Peters, Fred and Teresa Wallace

Call to Order at 9:00 am

Proof of Notice: on Website, FB and ND 2 weeks, and in recent Feb 8 meeting minutes

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

Approval of Feb. 8 Meeting minutes: minutes approved without changes

Agenda:

- 1) **Grazing Lease-** Last meeting the Grazing lease was approved by the POA Board that was suggested by the Grazing Committee, however the Board decided to make it a 3 year lease rather than one year. The Grazing Committee was concerned about this, met as a committee, and wanted to present the Board with their reasons why. Marty and Tim explained that a one year lease would give flexibility to change the number of units each year, evaluate the conditions of wetness and drought and overgrazing, which they feel would be the best recommendation. The POA Board took another vote and it was unanimous to keep the recommended changes and offer the lease for one year at a time.
- 2) **Team Rubicon -** Joe Richards gave the Board documents received from Team Rubicon to show their insurance coverage. He also explained more concerning what Team Rubicon is and what they do - a veteran group that helps communities with clean up after hurricanes and fires, and helps with mitigation work to assist in providing emergency egress in high danger zones, as some of their projects. They have agreed to come to our ranch the first weekend in May to help mitigate some of our main roads and tributaries, working within the right-of-way (30 ft. from the center of the road) to clear trees and brush for better visibility in case there would be a need for emergency evacuation. A motion was made to accept this offer, and was passed unanimously.

There will be a need for sheltering and food for this group of 35-45 persons, so if you have an extra space in your home and are willing to have it used, please contact Joe Richards to be listed as a possibility. There will also be a time volunteers from the ranch may help with the chipping and other needs. More info will be given closer to that time. The mitigation committee will decide which areas are the priority for the work to be done.
- 3) **Conservancy Lease -** Bill Nielsen sent the Board our Conservancy Lease to review before the meeting. In 2002, the POA Board entered into a 40 year lease with the

Greenlands Reserve, creating lots J6, J7, J8, J9, and J10, to be reserved as open space for the SFTR ranch, providing water and land for wildlife habitat and cattle grazing. There are rules that say no motorized vehicles (with the exception of weed spraying), no loose pets, no hunting or shooting, no trails created. As a ranch, we are also responsible to actively manage noxious weeds. At the time of the lease we had the option of using signage, but there is now a new CO Senate bill (SB 24-058) that says we must use signage on such property. The POA Board voted to place 3 signs along Gallinas for such a purpose.

- 4) Appointment of New Director to fill Vacant seat until October 2025 (when resigned Board Member's term is up)** - Three owners have expressed interest in being considered for any open position on the Board and resumes from those three were given to the Board members prior to this meeting. Those three are Tom Baker, Tim Storey, and David Moore. The Board asked if there were any other nominations to be considered, but there were none. Comments were made, including the fact that any of the three would be good additions. The first vote was tied 4-4 between Tim and David, The second vote was 5-3 in favor of Tim.

The Board then asked Joe if he would chair the Mitigation Committee, along with the Grants, which he is willing to do.

New Business:

Teresa Wallace announced that on March 1, next Saturday, from 10-12, Bob Holder will be here and along with Teresa, give a presentation at the MOC for anyone interested to attend, concerning the rules and regulations for hunting in Colorado, and how to make sense and sign up for the various hunts. This will be a great time for especially new hunters to our area. Bob Holder is our local Wildlife Officer and has some great stories to tell. Teresa is a newer resident on our ranch and has worked previously in the Colorado Department of Wildlife, specifically helping answer questions about the hunting codes and applications. All are welcome.

Meeting Adjourned at 9:30 am

Next POA Board Meeting will be Saturday, April 5 at 9:00 am at the MOC