

**Special SFTR POA Board Meeting September 22, 2025**  
**Meeting Minutes, 9:00 am, MOC**

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

**Guests signed in:** Mary Stauffer, Jean Busch, John Gerald, Shannon DeBord, Sue Downs, Deb Roberts, Jerry Peters, William Sherman, Claudia Henning, Barb Wurfel, Maureen Latham, Jim Manietta

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

**Roll Call/ Determination of quorum:** Rick Kinder absent; all other Directors present; quorum achieved

**Proof of Notice:** Placed on SFTR Facebook and website since 9/16/25

**Minutes from August 2, 2025 POA Meeting approval:** Minutes approved without changes

**1) Mitigation Grant**

We have an opportunity to apply for a grant through the Forest Restoration and Wildfire Risk Management (FRWRM) Grant Program, to focus on a SFTR South Border Fuel Break. SFTR Owner Michael Hughes has been actively working on this application, and keeping the POA Board informed of the process and letters of support. The deadline to apply is October 9th of this year. Since our next regular POA Meeting is October 4, it was decided to hold this Sept. 22 meeting as a special meeting, so as to discuss and vote on whether the Board supports applying for this.

The grant awarding would be in February 2026, able to be done over a 3 year span (although the SFTR target is to have it completed in 2026), and covers 125 acres of SFTR Owners properties on the south border. It is hoped to have 9 owners committed. At this point in time, 6 owners have committed (8 lots). The participants will hire a contractor to do the project work, pay the contractor, turn in receipts to the Grants Manager, and receive 75% reimbursement. There will be in-kind work to be done as well. Project budget is \$133,500 (Grant=\$100,000; \$25,000 in cash and \$8,500 "in kind"). The work will not be cutting trees as much as it will be reducing "ladder fuels". Maps of the proposed areas were shown and will be posted on the website. Questions can be addressed to Michael Hughes, esp. if your property is in that area of the south border of SFTR.

After discussion and clarification, the POA Board agreed to have Michael proceed with the grant application and will give a written statement of support. If we receive the grant we will have 30 days to ensure the property owners understand their monetary and in kind responsibilities, and decide if we need a document signed by those committed to the work.

**2) Mitigation Planning**

It was stressed that the POA owns the Right of Way, not the Owners, and that the POA has the right, but not the obligation, to do mitigation in the ROW. The need to focus attention and planning on "Choke Points" on the ranch roads will be priorities for further mitigation. We have had some successful mitigation projects recently and the volunteerism is greatly

appreciated. The need now is to identify what areas need to be done. A map of a survey done by CWPP was shown with areas and roads identified in the past, and those areas will be checked and prioritized for mitigation. We do not have the money to pay contractors at this point, yet we know there are some areas that only certain machines can do. Michael Hughes suggested we try for grants that may target fuel breaks along roads. The Mitigation Committee will be tasked to work on these points.

### **3) Trash Service**

There have been many discussions and emails within the POA Board concerning our Trash situation. Apex-Enviro, our current provider, has been disappointing in several ways such as missing some pickups, not keeping up the maintenance of the bins, not returning phone calls, not communicating, etc. They are willing to do a 3 day/week pickup but would have to do that on a Tues, Wed, Fri schedule. The only other company able and willing to bid for serving our ranch is Roll Offs out of Raton, NM. The owner, Arthur, met with Bill Latham and Bob Scott to see the areas and discuss what our needs are. His bid did come in significantly higher than Apex Enviro; he is willing to create bins that would be easier to handle; could do two or three times a week pickup and said winter would not be an issue coming over Raton Pass.

The Board discussed, as well as listened to comments from the attendees, as to the best solution. It was decided we all would like to change to Roll Offs company but the budget will need to be looked at closely. It may be we may have to raise our dues by more than the CPI, and that would need to be a vote from all owners. Thus, for the time being we will continue with Apex-Enviro until the budget is reviewed over the next few months. A comparison of the two disposal companies was viewed at the meeting and can be seen on the overhead in the virtual meeting seen on the website.

### **4) Committee Assignments**

Bill Latham will be leaving the POA Board when his term is up in October this year. Bill has been chair over the Common Area, Weed Control, and Emergency Preparedness Committees. We thank him for all his volunteer work in these areas, but that will leave us with 3 committees open. It was decided to do away with having any co-chairs on committees, only one chair, with another person possibly appointed to be a vice if the chair is unavailable. For October Regular POA Meeting after the Annual Meeting, all are encouraged to think about assignments they would like to head up as a Board Member, and Owners are encouraged to think about committees they would like to volunteer on as well.

### **5) Contract Awarding**

A proposed policy was presented for the POA Board to review and later vote on at the October meeting as to the steps we should take in awarding contracts.

### **6) Fiduciary Responsibilities**

Questions have arisen lately asking if the Board shouldn't invest some of the budget money into more interest bearing accounts. In answer to this, as a Board, we do not have the right to invest money if risk is involved. We must put the Owners interest as a top priority.

**New Business:**

Sue Downs announced the upcoming Fire Dept. pasta dinner to be held October 11. She urged us to consider buying a meal, donating cash, donating a raffle item, or donating baked goods for the event. Any raffle items or baked goods can be given to Sue Downs, or Joe and Carmen Richards. Contact them to make arrangements.

Carol Smith reminded all that the ballots are due before 9 am October 4th. It is very helpful for her to have them placed in the mail or guard shack mail slot or MOC mail slot to be received before 6 pm that evening before, as it takes time to verify the name and addresses once she receives them. She has received 97 envelopes at this time.

**Executive Session: 10:20 am**

The attendees were asked to leave as the POA Board went into executive session to discuss several Covenant violation issues. Shannon DeBord was allowed to stay to observe.

**Executive Session ended at 10:52 am**

**Special Meeting adjourned at 10:53 am.**

**Next POA Meeting is scheduled on October 4, 2025, 9:00 am at the MOC, with our Annual Owners meeting followed by a regular POA Board Meeting**