

SFTR Annual POA Owners Meeting Minutes - October 5, 2024 9:00 am
Metro Operations Center, 33712 Mountain View

POA Board of Directors: Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Carlin Craig, Bill Nielsen, Bill Latham, Ken Dixon, Scott Tollefson

Guests: 89 attendees signed in and approximately 10 joined virtually

Proof of Notice: On calendar on website since October 2023; reminders and letter sent to Owners September 2024

Roll Call/Quorum: All Directors present; Quorum achieved

Approval of August minutes: Minutes approved without changes

Instructions for Mic usage: Claudia Henning gave instructions concerning the usage of the Microphones and podium during the meeting for questions from the audience and reports from the Committee chairs - for the aid of the virtual attendees and recording.

Welcome Address: Carol Smith welcomed the attendees - those in person and those virtual. She thanked both present and past POA Board volunteers as well as all those who agreed to be nominated this year. A thank you was extended to both the Communications Committee and to the Covenant and By-Law Committee members for their work over the past couple years. Explanations for how the meeting will be conducted and how the counting of the ballots will be done were given. All last ballots were collected and 7 persons were selected to do the ballot counting. These were Pat Nash, Nancy Allred, Stacy Volhein, Tori Pigott, Kelley Bruns, Christa Perkinson, and Mary Stauffer.

Committee Reports:

1) Communication (John Gerald, chair)

The committee is under budget for the year, mainly due to the fact we no longer use an outside company, as owner John Gerald is our volunteer webmaster. This year the committee installed an additional TV and video switch in the MOC; Has supported meetings with audio/visual aid, The Official, private SFTR Facebook site grew from 58 to 165 users (private, no ads); anew website was created and now has over 300 registered users. It is asked for each owner to update any address, phone # and emails to the Business Office (Abby at 719-846-3569) so the website can have the correct data.

The committee also replaced the newsletter with a "blog" on the website, cloud archived SFTR history, provided committee document postings, training website backup administration, and do weekly backups for the website.

The goals for 2025 are to upgrade audio/visual capability for the MOC and to continue website refinement. Volunteers are welcome - if interested, contact the committee.

2) Governance Document Review; Owners Education; Adopt-A-Road (Bill Nielsen)

The proposed Covenant changes were passed during the special Owners Meeting in June 2024. Today, the proposed By-Law changes are being voted on. Along with the letters about the

Annual Meeting and the ballots all owners received in the September mailing, a page explained the By-Law corrections and changes which did not need member votes to change. Meetings were held in April for Q and A concerning the Covenant votes, and again in September concerning the explanation of By-Law votes.

A question was asked if the attorneys have been asked about the proposed changes to our legal documents. The Committee has reached out to our attorneys with no response yet to date, however the proposals are all done within the CIOAA (Colorado Common Interest Ownership Act) guidance so we are confident that we are okay legally in all the areas of proposed changes. The Adopt-A-Road program has seen some changes as some Owners have moved away and others have become new neighbors. All are encouraged to check the list of roads that are currently open and needing volunteers to spray the weeds along the roadways (herbicide is provided from POA funds for that purpose). A goal for 2025 is to recruit new volunteers and reinvigorate the program. There is a desire to do some team approaches with the Weed and FHWM Committees in 2025. The maps and sign up sheets are in the MOC along the north wall as well as on the website.

3) Roads (Carlin Craig, chair)

All roads have been graded at least once since spring and the thru roads have been graded several times. Expenditures thru October 1 are Leones \$160,373 and Andretta \$104,175. New road base has been put down on Coyote Track and Fishers peak, and Tom is presently working on Alpine Meadows with plan to do Squirrel Lane before winter.

Questions were raised and responded to : Blind corners - Ken Dixon of the Mitigation Committee responds to these issues and maintains a list as to which need addressed.

Concerns about other road issues and culverts can be brought to Carlin's attention and he and Tom will check them with the person bringing concerns and/or with Carlin. Speed limit signs and blind curve signs do not seem to deter persons from not obeying the covenant rules. Muddy and icy roads are noted as a problem in areas where the sun does not dry or melt. The suggestion of having sand be available to dump on those areas is not a viable option since the sand would need to be stored in a dry, heated building, which we do not have.

Questions concerning back ups for Tom when we have a big storm or when he is out of town - Heath and his brother are back-ups for Tom. There are more problems created when private owners "help" during snow removal, often due to road base being removed unintentionally, the "crown" of the road, being flattened, etc. Our road grader, Tom, has more than 35 years experience, the Board is confident working with him.

Doug Brown asked if we have a replacement or someone in training should Tom leave - we rely on the Contractor to deal with that issue should it arise...Ryan C. calculated it would be an increase of \$200/ year per lot if we would increase the road budget by \$100,000. The question is asked if that is something we need to discuss, since we have so many more people on the roads and more maintenance needed. Jerry Barnes suggested the next contract time for road contractor, that we look for more bids (3 bids for a 3 year contract.)

4) Covenants (Rick Kinder, chair)

Several issues have occurred with dogs running loose with one being a runner chased by a dog and another person being bitten by a loose dog, as well as some dogs just not being under

control. Two calls about fireworks being set off; 3 incidents of speeding with one in particular almost causing a bad accident involving another vehicle and a Leone's truck. Another big concern was a speeding vehicle around an area where the Metro ditch Rats were working on the road. Please be careful, mindful of neighbors and of the Ditch Rats, and obey the speed limits!

A couple reports of poachers have been reported. It is reminded to obey the Colorado hunting laws and if you have an issue with hunters unlawfully on your property, call the sheriff, 911, or Bob Holder, the Wildlife Officer.

Political signs must be in adherence with our covenants.

5) Forest Health and Wildfire Mitigation (Ken Dixon, chair)

Mitigation for this year has been a success. Over the last 2 years the Committee has driven the ranch with Paul Branson and Jared Fleming, both of the CO State Forest Service, and David Detry from La Veta emergency management, and have visited with Fire Chief Buddy. Buddy gave ideas where mitigation should be considered on the ranch roads for safe passage.

Blind Curves have been the main concentration, as well as some roads that have been on the radar for a couple years. Parts of Oak Park, Sunset Drive, Cottonwood, and others have had mitigation work done. Work was also done on upper Timber Park to Fishers Peak; a blind curve on Old Mission, and a blind curve on Timber Wolf Run. Three blind curves are yet to be completed on Old Mission, and then work will start on a stretch from the intersection of Fisher Peak and Alpine Meadows headed southeast.

A five year plan is being worked on to make it easier to maintain the roads after the rough mitigation is completed.

Zoe Moffett with the NRCS (Natural Resources Conservation Service) provided a presentation in August. Interest is growing for that program.

Reminder that any mitigation you have done on your own property can be logged on the website under FireWise. This helps in keeping track for possible grants, and maintain our FireWise status. This year's work needs to be logged in by November 1st. (A note that spraying weeds counts as FireWise work too.)

The Committee appreciates everyone who has volunteered on the projects this year and those who have put their time into their own property.

A few of the comments and questions addressed include: Ken takes bids for the projects that are too dangerous for volunteers to work on; If anyone has a concern about a blind curve and would like it to be considered, email Ken and Scott Tollefson and the POA Board to make sure it gets seen by the Committee; The chipping done earlier this year, when owners could do their own cutting within 50 feet of their home and drag it up to the road for chipping, was terminated May 31st. It was asked if this program would be offered again - It was stated that several persons got hurt doing this work and the few workers doing the chipping were too exhausted to want to do this again. The chipper requires maintenance and training for usage. The fact that the chipper is owned now by the Mitigation Committee, it is to be used for roads and not private property. If we bring back that service we need to have more volunteers to help without a doubt. The Volunteer needs for all projects will be put on the website and SFTR Facebook.

Joe Richards, the Las Animas County Emergency Manager, spoke about Wildfire Safety and being prepared as fire destruction can happen quickly. He referred to several recent fires around

Colorado and California, and the death and destruction which occurred in a short period of time. The mitigation around one's home and along our ranch roads are important as is knowing escape routes and using fire resistant materials on your home roof, decks, etc. Joe will let the Owners know when the county plans to hold town meetings with the CWPP (County Wildfire Protection Plan).

6) Common Area/Weed Control (Scott Tollefson, chair)

25 gallons of herbicide have been used this year to spray locust, thistle and oak brush alongside roads. This was especially concentrated in areas where mitigation was done. Although Scott did not spray trees, there are some trees dying in those areas. It is felt these are a result of stress, dryness, beetles, and some damage to the trees during the mitigation. Plans to cut some of these trees are in the works for this winter. It is noted that there are places with dead trees that are not near any mitigation projects as well. Zoe Moffett contributed a lot of the dead trees to beetle kill, saying climate change is considered a major factor as it does not stay cold enough for a five week period to hurt the beetles. The experts have said you have to choose between fighting beetles or fighting fires.

Our trash contractor, Twin Enviro, was bought by Apex Waste Solutions. We do not expect there to be any changes to our service. All are reminded to use our bins gently and for household trash items only - no branches, furniture, building supplies, etc. If you notice a damaged bin, please notify Scott.

7) Finance (Mark Thomas, chair)

The financial statements are attached to the Meeting Minutes. The estimated total 2024 compared to the 2024 budget were shown, and explanations given in the Budget notes. Budget 2025 estimates are also presented and the preliminary budget will be "adopted" at the Regular POA Meeting to follow the Annual Owners meeting.

Many projects proposed have shown we need to get back into being a "Volunteer" ranch. As the costs of everything is going up, and some projects require contractors for work, volunteers need to step up to do more if we do not want to increase our dues by a significant amount. It is noted that the POA has insurance for volunteers and equipment rental for ranch projects.

The 2025 budget will be voted on by the POA Board at the December meeting; ranch owners may review the Proposed budget until then and ask the POA Board questions concerning it until then. It is noted that the recommendation for POAs is to have 40% of the income be held in reserve. Our reserve is going down and we need to be cognisant as we budget for the future. Due to State changes in insurance, regulations, and liability for auditor firms working on POA/HOA financials, the firms that have done audits in the past for us, as well as the many firms contacted, have stopped doing audits or do not return calls. State regulations do not require audits for our POA, but we will continue to follow leads.

8) Community and Emergency Preparedness (Bill Latham, chair)

What do you do for any emergency? Call 911. There have been a few times someone has commented on our Facebook if they see smoke or wonder if it is a heart issue or the such and say "What should i do?" While we can rely on neighbors to help check things out, the 911 call

can have first responders be on the way. It is better to not have services needed than to need them and not have called.

Preparedness is important - CPR class/ Advanced First Aid training class was held this year, and another will be planned for the spring; having a "Go Bag" ready if quick evacuation is needed; buying a "Fire Blanket" for the home (as 48% of fires start in the kitchen); having ABC Fire extinguishers; rope ladder for upstairs rooms; plan a "Meeting place".

It is important to become familiar with the ranch roads in case it becomes necessary to drive a different route. You are encouraged to use different roads to and from your lot, and keep a map in your vehicle.

Sign up for "CODE RED", a no cost notification system to receive info on emergencies in the area. Only 15% of people in the county area have signed up.

Joe Richards, owner and our Las Animas County Emergency Manager, explained about the new emergency system now also being offered called "RAVE". When you sign up for this, you also can add information regarding medications, health issues, location coordinates of your home, etc. To sign up, go to www.Smart911.com

9) Grazing (Marty Pachelli, chair) - report given by Donnie Perkinson

After having 2 years without cattle on the ranch, due to overgrazing, and allowing the Ranch to recover, a contract with local rancher Justin Malespini was signed. He brought 46 units of cattle plus 2 bulls in May. We have been pleased with Justin, his responses with calls made, and his adhering to the contract. He said he was pleased and would like to bring the cattle again next year, but a month earlier, and still end in mid August. The only problems encountered this year were times the cattle were found on the other side of the fence on the east of the ranch, and near the RR tracks. The fence is owned by the Railroad, but they are not inclined to worry about it. In the past they have given us wire and T- posts to fix it ourselves. We are hoping they may do that once again.

The Grazing Committee will meet sometime over the next few months to discuss the lease and present it to the POA Board for approval. They also plan to set a date to ask for volunteers to help repair the fence ourselves. These dates will be announced on the website and SFTR Facebook.

Although the cattle were picked up in August, one bull is still missing. If anyone sees it, please call Marty Pachelli, Tim Storey, or Donnie Perkinson to report the location and time where it was seen.

Women's Group Report (given by Barb Wurfel)

The Women's Group is not a committee, but instead is a way to provide camaraderie for SFTR Women, as well as fundraising efforts for the benefit of the Santa Fe Trail Ranch. They meet the second Saturday of most months, and are always welcoming new attendees. Contact us if you would like to be added to our email list.

Some of the fundraising is logowear sales, which include shirts, hats, pens, notecards, totes, mugs, etc. (contact Shannon Youngquist for more info). This year's picnic sales were \$413.

The Picnic raffle includes items from the local businesses as well as from property owners. This year we raised \$1178. Our expenditures include logowear inventory, cleaning of MOC, sponsoring electronic recycling truck once a year, and supplies for events. Activities this year have included SFTR Annual Picnic, Annual dinner (Luau - November 2), providing cookies to special events and meetings and Ditch Rtas, Welcome visits to new owners, Flea Market, free library at the MOC, local outings including Philmont Scout Camp and Cimarron and a tour of the Rosemont Museum in Pueblo.

Fisher Peak Fire Dept Annual Fundraiser - October 12 (shared by Carmen Richards)

Our local volunteer Firefighters are holding their annual fundraiser on October 12, 3-7 pm, at the Sabastiani Gym in Trinidad. There will be a pasta dinner, silent auction and bake sale. Contact Carmen Richards or Nancy Scott for details and/or to donate items for the bake sale or the auction, or to donate monetarily.

Metro Water System PowerPoint Presentation - presented by Bob Scott

A slide was shown as to where the 6 pumps are in our water system. All water we get into our homes flows by gravity - it does not get pumped to you. The pumps are bringing the water from Starkville to the 3 tanks located on the ranch. Therefore there are pressure differences, depending on where you live and where your cistern is located. Due to the extreme variance in elevations on the ranch, there are 27 main line pressure regulators and additionally most water pits have a small pressure regulator. The tanks are monitored continually through a system (SCADA) that previous neighbor John Sanders designed from scratch for us. A graph showing the pump activity and levels of the tanks was shown. Tank 1 was put in properly, but tanks 2 and 3 were not. Tank 1 provides $\frac{1}{2}$ of our water while tanks 2 and 3 each provide $\frac{1}{4}$, therefore $\frac{1}{4}$ of our pipes have much more leak problems.

Bob and others have worked on the water system since 2004 and have spent thousands of hours and worked on hundreds and hundreds of leaks over the years. The last couple years alone the estimate is that the Ditch Rats have saved the SFTR \$90,000 worth of labor costs if we would pay them \$40/hour per worker - and that is cheaper than an outside contractor would be! Many of the leaks are due to failure of the fuse joints put in place in the underground pipes. Some of the movies prepared to be shown did not load, but they were to explain how the pipes were installed and bedded. It is with deserved pride that no leaks have occurred in pipes the Ditch Rats have installed!

The Ditch Rats also saved the Ranch Owners \$10,000 by inspecting and cleaning our own tanks this year. This is required every 5 years.

Ballot Results:

POA Board of Directors:

Robert L. Scott - 107; Joe Richards - 97; Thomas Baker - 83; Jerry Barnes - 82; Carlin Craig - 92; Rick Kinder - 101; Michelle Bonnette - 48; David Moore - 64

The Annual Meeting recessed for 20 minutes, before reconvening to give time for the By-Law count to be completed.

By-Law Proposal Results:

#1 Pass (139 Y; 71 N); #2 Pass (169 Y; 46 N); #3 Pass (163 Y; 52 N); #4 Pass (168 Y; 47 N); #5 Pass (143 Y; 68 N); #6 Pass (164 Y; 49 N0; #7 Pass (110 Y; 105 N); #8 Pass (112 Y; 102 N); #9 Pass (117 Y; 97 N); #10 Not Pass (101 Y; 113 N); #11 Pass (134 Y; 81 N)

- The #7 proposal needed a recount. Jean Busch took the place of Stacy Volhein for this recount
- These By-Law proposals will be attached to the minutes for referral

A question was asked if, since one By-Law proposal did not pass (#10), does that mean none of them would be implemented? Answer is just the one that did not pass would not be placed into the By-Laws.

The meeting was adjourned at 12:25pm.

- As an addendum, anyone interested in being considered for a POA Board position at a future time, should one become available between Annual Meeting dates, may send a one page resume to Carol Smith, POA Board Secretary. (csmith2621@gmail.com)
- It is noted that this year 453 ballots were sent out; # Owners 404 (some have multiple lots);# Owners voted 194; # ballots returned 229.

Carol Smith, POA Board Secretary

Santa Fe Trial Ranch POA					
Estimated Total 2024 Compared to 2024 Budget					
As of 09-28-24					
		Total Estimated 2024	2024 Budgets		2024 Budget Notes
				- Expenses - (Under) / Over Budget	
Communications					
	Bare Communications - Website Hosting, maintenance and upgrades	\$ 1,650	\$ 5,560	\$ 3,910	Under budget due to the volunteer work by John Gerald
	TV Display	\$ 912	\$ 1,055	\$ 143	Estimate
	Google Meet	\$ 1,077	\$ 1,296	\$ 219	Consistent with 2023
	IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 348	\$ 289	\$ (59)	Consistent with 2023 and previous years
		\$ 3,987	\$ 8,200	\$ 4,213	
Forest Health/Wildfire Mitigation					
Forest Health/Wildfire Mitigation					
	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
	Additional Sept and October Projects	\$ 17,000			Additional Sept and October Projects
	Equipment Rental and Contractors Subtotal	\$ 57,850	\$ 68,000	\$ 10,150	A total of 25 miles of roads are to be mitigated with 8 miles of that requiring equipment rental and contractor support at \$8,600 per mile
	Mitigation Supplies	\$ -	\$ 3,921	\$ 3,921	Underbudget due to lack of volunteer mitigation work in 2024

Santa Fe Trial Ranch POA					
Estimated Total 2024 Compared to 2024 Budget					
As of 09-28-24					
		Total Estimated 2024	2024 Budgets		2024 Budget Notes
		\$ 57,850	\$ 71,921	\$ 14,071	
Weed Control					
	Weed Chemicals	\$ 6,511	\$ 6,500	\$ (11)	Increased for expanded spraying
Total Forest Health/Wildfire Mitigation		\$ 64,361	\$ 78,421	\$ 14,060	
Administration:					
	Lien Fees				
	Las Animas County Clerk	\$ 275	\$ 275	\$ -	Consistent with 2023 and previous years
	Post Office Expense				
	Stamps and annual meeting mailing	\$ 700	\$ 700	\$ -	Consistent with 2023 and previous years
	Mileage Expense				
	Mileage	\$ 1,475	\$ 350	\$ (1,125)	Higher than budget due to travel associated with active litigation
	Bridge Inspection	\$ 12,000	\$ 10,000	\$ (2,000)	Inspection for 2024 is approximately \$12,000 with the next inspection due in 2026
	Credit Card Fees				
	Service Charge	\$ 4,580	\$ 5,000	\$ 420	Consistent with 2023 actuals
	Income Taxes	\$ 34	\$ -	\$ (34)	Minimum taxes
	Accounting				
	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	Done by Treasurer at no charge to POA

Santa Fe Trial Ranch POA					
Estimated Total 2024 Compared to 2024 Budget					
As of 09-28-24					
		Total Estimated 2024	2024 Budgets		2024 Budget Notes
	Discretionary Bookkeeper Bonus	\$ 750	\$ 750	\$ -	Same as 2023 budget
		\$ 9,066	\$ 12,066	\$ 3,000	
	Supplies				
	Ink, Checks, envelopes, stamps	\$ 1,489	\$ 2,000	\$ 511	Consistent with 2023 and previous years
	Insurance - Other				
	Insurance Policies	\$ 14,152	\$ 15,000	\$ 848	5% above 2023 actual rates
	Legal Fees/Other				
	Legal Fees	\$ 7,054	\$ 5,000	\$ (2,054)	Estimate
	Property Taxes				
	Las Animas County Treasurer	\$ 517	\$ 550	\$ 33	Consistent with 2023 and previous years
	Total Administration	\$ 51,342	\$ 50,941	\$ (401)	
	Common Area:				
	Road/Bridge/Culvert				
	Heath Andreatta Excavation LLC	\$ 119,115	\$ 125,000	\$ 5,885	5% above 2023 actual rates
	Leone Sand and Gravel	\$ 166,865	\$ 172,200	\$ 5,335	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.	\$ 457	\$ 5,000	\$ 4,543	Same as 2023 budget
	Discretionary Equipment Operator Bonus	\$ 750	\$ 750	\$ -	Same as 2023
		\$ 287,187	\$ 302,950	\$ 15,763	
	Snow Removal				
	Heath Andreatta Excavation LLC	\$ 23,100	\$ 30,000	\$ 6,900	Estimate - this is dependent on actual work needed based on snowfall - \$7,500 estimated for December 2024

Santa Fe Trial Ranch POA					
Estimated Total 2024 Compared to 2024 Budget					
As of 09-28-24					
		Total Estimated 2024	2024 Budgets		2024 Budget Notes
Building/Equipment/Signs - Other					
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)	
Trash Disposal					
Twin Enviro Services		\$ 19,440	\$ 20,500	\$ 1,060	5% above 2023 actual rates
Conservancy Lease					
Annual Lease Fee		\$ 752	\$ 730	\$ (22)	Same as 2023 actual
Phone/Utilities					
Al's Gas Service		\$ 3,593	\$ 4,000	\$ 407	5% above 2023 actual rates
Mobile Email and Guard Shack Starlink		\$ 2,220	\$ 1,400	\$ (820)	Same as 2023
San Isabel Electric		\$ 3,728	\$ 4,300	\$ 572	5% above 2023 actual rates
		\$ 9,541	\$ 9,700	\$ 159	
Total Common Area		\$ 346,504	\$ 368,880	\$ 22,376	
Total All Expenses		\$ 466,194	\$ 506,442	\$ 40,248	Expenses UNDER Budget for 2024
Net		\$ -	\$ -	\$ (37,009)	Net UNDER Budget for 2024

SFTR 2024 By-Laws Ballot

This document represents proposed changes to the SFTR By-Laws as presented by the Governance Document Review Committee (GDRC) and approved for owners' vote by the Board of Directors. Each initiative is presented as they will be in the updated By-Laws if approved by a majority of owners who cast a vote.

#	AMENDMENT – Movement of Section 8.6 of the CCRs to the By-Laws	YES	NO
1	Do you approve moving all “management” related sections of the recently updated and approved Declaration of Protective Covenants, Conditions, and Requirements (CCRs) to the SFTR By-Laws. This moves all of Section 8.6 from the CCRs to the By-Laws.		
<p><i>Rationale: The intent of CCR’s is to detail SFTR property owner’s responsibilities and the intent of the SFTR By-Laws is to detail the overall management of the SFTR Property Owners Association. Over the years owner responsibilities and SFTR POA management requirements have been addressed in both documents and at times in conflicting fashion. A yes vote will help ensure that the two documents serve their intended purpose and minimizes confusion.</i></p>			
#	AMENDMENT – Establishing Board Member Qualifications	YES	NO
2	Section 7.4.2 Ownership Requirement. All candidates for the Board of Directors must be property owners within the Association. This includes being listed as an owner on the property deed.		
<p><i>Rationale: The Colorado Common Interest Ownership Act (CCIOA) requires that all Board qualifications and duties are to be approved by a majority of the owners voting. Our previous By-Laws did not address Board member qualifications and, therefore Section 7.4 has been drafted to address this issue. This amendment, if approved, will ensure that no outside agents can influence the management of the SFTR POA.</i></p>			
#	AMENDMENT – Establishing Board Member Qualifications (Continued)	YES	NO
3	Section 7.4.3 Good Standing. Candidates must be in good standing with the Association, which includes being current on all dues, assessments, and fees, and not having any outstanding violations of the Association’s governing documents.		
<p><i>Rationale: It has been a long-standing policy as outlined in the CCRs that in order to be considered in good standing as an owner, one must be current on all dues, assessments, and fees. It is reasonable to expect the same for those desiring to serve this community in an elected position.</i></p>			
#	AMENDMENT – Establishing Board Member Qualifications (Continued)	YES	NO
4	Section 7.4.4 Legal Capacity. Candidates must have the legal capacity and legal age to enter into contracts and fulfill the duties and responsibilities of a Board member.		
<p><i>Rationale: Any Board member may be called upon to act as the Registered Agent or an Officer for the Association and as such must have the legal capacity and legal age to fulfill the duties of the Registered Agent or an Officer for the Association.</i></p>			

#	AMENDMENT – Establishing Board Member/Candidate Qualifications (Continued)	YES	NO
5	Section 7.4.5 General Conflict of Interest. Candidates must not have any conflicts of interest that would impair their ability to serve impartially.		
<i>Rationale: Board of Directors have a fiduciary responsibility to act in the best interest of the Association and its Owners as well as to be proper stewards of the funds of the Association and thereby must ensure that they are not conflicted when making management and/or fiduciary decisions.</i>			
#	AMENDMENT – Establishing Board Member Qualifications (Continued)	YES	NO
6	Section 7.4.6 Commitment to Serve. Candidates must demonstrate a commitment to serving the community and agree to attend meetings regularly, participate in board activities, and uphold the Association’s governing documents.		
<i>Rationale: Governing in a Property Owner’s Association is becoming more demanding with each passing year. Colorado’s State House and Senate continue to pass bills each year requiring more of HOA/POA Boards of Directors. Any candidate must be willing to give of their time and energy to ensure the success of the Association during these challenging and changing times.</i>			
#	AMENDMENT – Establishing Board Member/Candidate Disqualification	YES	NO
7	Section 7.6.2 No owner involved in any manner in litigation against the Association may stand for election to the Board, or if currently seated as a Board member must recuse themselves from any Board business related in any way to said litigation.		
<i>Rationale: The Board feels that it is difficult to ensure impartiality of a Board member or candidate that is involved in litigation against the Association for which they have pledged or pledge to serve in the best interest of the POA and its Owners. Therefore, this Amendment is presented to the Owners to make the final decision as to what they believe is in the best interest of the Association.</i>			
#	AMENDMENT – Establishing Board Member/Candidate Disqualification (Continued)	YES	NO
8	Section 7.6.3 Definition of Involvement in Litigation. A Board member or Board member candidate is considered “involved in litigation” if they are a party to the legal action, or have initiated, funded, or otherwise substantially supported any legal action against the Association.		
<i>Rationale: Unlike other definitions, the Board is asking that this definition come up for a vote due to the complexities of any legal action. The Board feels that it is nearly impossible to set aside feelings that were so strong that they warranted litigation against the Association thereby impacting the impartiality of their required decisions. This Amendment is presented to the Owners to make the final decision as to what they believe is in the best interest of the Association.</i>			
#	AMENDMENT – Establishing Board Member/Candidate Disqualification (Continued)	YES	NO

9	Section 7.6.4 Disclosure Requirement. All nominees for the Board of Directors must disclose any past or ongoing litigation involving the Association at the time of their nomination. Failure to disclose such information will result in immediate disqualification from Board service.		
<i>Rationale: Following Amendments #7 and #8, Amendment #9 requires Board members and candidates to disclose their involvement in litigation against the Association. The Board feels that not disclosing such involvement, if Amendments #7 and #8 are approved, is breach of fiduciary duty. This Amendment is presented to the Owners to make the final decision as to what they believe is in the best interest of the Association.</i>			
#	AMENDMENT – Establishing Board Member/Candidate Disqualification (Continued)	YES	NO
10	Section 7.6.5 Review and Decision. The current Board of Directors shall have the authority to review the eligibility of any nominee or sitting Board member under this clause. The decision of the Board shall be final and binding.		
<i>Rationale: There must be a mechanism in place to enforce the provisions of Section 7.6, if approved. As with other matters concerning compliance with the POA’s governing documents, this Amendment places that responsibility with the current Board of Directors.</i>			
#	AMENDMENT – Establishing Working Sessions	YES	NO
11	Section 8.5 Working Sessions of the Board of Directors. Working sessions of the Board may be called by the President or by any two Directors. The conduct of working sessions shall be governed by the policies of the Board issued from time to time by the Board of Directors.		
<i>Rationale: The Colorado Department of Regulatory Agencies states on their website “While there are generally only two types of formal meetings (Unit Owner Meetings and Board Meetings), another form of conference commonly found in HOAs are working sessions. Although not specifically defined in the Colorado Common Interest Ownership Act, work or study sessions of Executive Boards are not prohibited by it. However, they still must be in accordance with the community’s governing documents and policies. Since they are not considered meetings, due to the lack of actions or votes on community issues, unless otherwise stated in the governing documents, unit owners do not have a right to notice of the session or a right to participate and minutes are not required to be taken.” A “YES” vote on this measure will be followed by a written policy detailing the purpose and what may be discussed. The board believes that working sessions can foster a more proactive and responsive governance structure that effectively addresses the needs and aspirations of the Santa Fe Trail Ranch Property Owners Association community. As an example, having working sessions to review and vet out budget proposals from committees allows us to be better stewards of the finances of POA.</i>			

Santa Fe Trial Ranch POA					
Budget 2025 Estimates Compared to 2024 Estimated Actuals					
As of 09-28-24					
		Total Estimated 2024	2025 Budgets	Change from 2024 Estimated Actuals	2024 Budget Notes
Beginning Cash Balance 2024 and 2025		\$ 339,470	\$ 302,022		
Cash Balance used for Increased Expenses in 2024 and 2025 over Income (Estimated Revenues less Estimated Expenses)		\$ (37,448)	\$ (60,790)		
Reserve for Future Projects		\$ 302,022	\$ 241,232		
General Income:					
	Annual Dues	\$ 416,307	\$ 424,914	\$ 8,607	453 lots at \$938 per lot - this is a 2.1% increase (the estimated CPI for November 2024) over 2024 or \$19 per lot per year
	Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	This will bring the accumulated bad debt reserve to \$10,000 at the end of 2025
Total General Income		\$ 411,307	\$ 419,914	\$ 8,607	
Other Income:					
	Covenant Violations	\$ -	\$ 500	\$ 500	Estimate
	Processing Fees/Credit Card Processing Fees	\$ 5,480	\$ 2,500	\$ (2,980)	Reduced from 2024 as more owners are opting to use the ACH payment process that is now available
	Grazing Lease	\$ 2,520	\$ 2,520	\$ -	Cattle Grazing Lease renewal at 2024 rates
	Interest Income	\$ 8,239	\$ 8,250	\$ 11	Consistent with 2024 actuals
	Finance Charges	\$ 900	\$ 900	\$ -	Estimate
	Lien Fees	\$ 300	\$ 300	\$ -	Estimate
Total Other Income		\$ 17,439	\$ 14,970	\$ (2,469)	
Total Income		\$ 428,746	\$ 434,884	\$ 6,138	Increase in Income over 2024

Santa Fe Trial Ranch POA					
Budget 2025 Estimates Compared to 2024 Estimated Actuals					
As of 09-28-24					
		Total Estimated 2024	2025 Budgets	Change from 2024 Estimated Actuals	2024 Budget Notes
Communications					
	Bare Communications - Website Hosting, maintenance and upgrades	\$ 1,650	\$ -	\$ (1,650)	Website support brought in house by John Gerald Improvement to equipment to improve Owner experience at meetings Revised licensing for 2025 Consistent with 2024 Incidentals
	Equipment to improve streaming, recording and microphone system	\$ 912	\$ 2,475	\$ 1,563	
	Google Meet	\$ 1,077	\$ 432	\$ (645)	
	IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 348	\$ 420	\$ 72	
	Miscellaneous Expenses	\$ -	\$ 420	\$ 420	
		\$ 3,987	\$ 3,747	\$ (240)	
Forest Health/Wildfire Mitigation					
Forest Health/Wildfire Mitigation					
	Contracted mitigation work	\$ 57,850	\$ 65,000	\$ 7,150	10 projects to be contracted out that are better suited to heavier equipment at an estimated of \$6,500 per project (this was the average of the 2024 projects)
	Mitigation Supplies	\$ -	\$ 6,750	\$ 6,750	Assuming 5 volunteer days using only volunteer labor and hand equipment and the brush hog with costs of \$150 per day AND assuming 4 volunteer days using the Rally Point Excavator operated by volunteers would be \$1,300 per day plus gas at 20 gallons per day. In addition, there would be volunteer gas and oil costs estimated at \$100 per day. This would be \$1,500 per day.
	Total Forest Health/Wildfire Mitigation	\$ 57,850	\$ 71,750	\$ 13,900	
Weed Control					

Santa Fe Trial Ranch POA							
Budget 2025 Estimates Compared to 2024 Estimated Actuals							
As of 09-28-24							
				Total Estimated 2024	2025 Budgets	Change from 2024 Estimated Actuals	2024 Budget Notes
	Weed Chemicals			\$ 6,511	\$ 6,500	\$ (11)	Consistent with 2024 levels
	Preparedness						
	Supplies			\$ -	\$ 1,700	\$ 1,700	\$500 dollars for Preparedness and safety issues that may arise, and \$1,200 dollars for chemicals to continue the adopt a road program.
	Administration:						
	Lien Fees						
	Las Animas County Clerk			\$ 275	\$ 275	\$ -	Consistent with 2024
	Post Office Expense						
	Stamps and annual meeting mailing			\$ 700	\$ 700	\$ -	Consistent with 2024
	Mileage Expense						
	Mileage			\$ 1,475	\$ 1,500	\$ 25	Consistent with 2024
	Bridge Inspection			\$ 12,000	\$ -	\$ (12,000)	Inspection for 2024 is approximately \$12,000 with the next inspection due in 2026
	Credit Card Fees						
	Service Charge			\$ 4,580	\$ 2,500	\$ (2,080)	Reduced from 2024 as more owners are opting to use the ACH payment process that is now available
	Income Taxes			\$ 34	\$ 250	\$ 216	Minimum tax estimates
	Accounting						
	Abby Tamburelli - Bookkeeping Fees			\$ 8,316	\$ 8,732	\$ 416	This is a 5% requested increase over 2024

Santa Fe Trial Ranch POA					
Budget 2025 Estimates Compared to 2024 Estimated Actuals					
As of 09-28-24					
		Total Estimated 2024	2025 Budgets	Change from 2024 Estimated Actuals	2024 Budget Notes
		\$ 287,187	\$ 288,750	\$ 1,563	
	Snow Removal				
	Heath Andreatta Excavation LLC	\$ 23,100	\$ 30,000	\$ 6,900	Estimate - this is dependent on actual work needed based on snowfall - Kept at prior year budget levels due to uncertainty
	Building/Equipment/Signs - Other				
	Other Items - Guard Shack Camera, Computer and Software, Signs, Locks	\$ 6,484	\$ 3,500	\$ (2,984)	Expected lower in 2025 since cameras have been purchased - Place holder for signs, locks and software licensing
		\$ 6,484	\$ 3,500	\$ (2,984)	
	Trash Disposal				
	Twin Enviro Services	\$ 19,440	\$ 20,000	\$ 560	Consistent with 2024
	Conservancy Lease				
	Annual Lease Fee	\$ 752	\$ 775	\$ 23	Consistent with 2024 plus a CPI Estimate
	Phone/Utilities				
	Al's Gas Service	\$ 3,593	\$ 3,700	\$ 107	Consistent with 2024
	Mobile Email and Guard Shack Starlink	\$ 2,220	\$ 2,220	\$ -	Consistent with 2024
	San Isabel Electric	\$ 3,728	\$ 3,800	\$ 72	Consistent with 2024
		\$ 9,541	\$ 9,720	\$ 179	
	Total Common Area	\$ 346,504	\$ 352,745	\$ 6,241	
	Total All Expenses	\$ 466,194	\$ 495,674	\$ 29,480	Increase in Expenses over 2024

