

Santa Fe Trail Ranch POA
Regular Board Meeting
January 14, 2006 9:00 AM
FPFPD Station 3 (on Old Mission Ridge)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek	✓	
Don Ruward		✓
Tony Riley	✓	
Rick Kinder	✓	

Guests: Betty Withington, Jerry Withington, Ann Scott, Tom Stephens, June Stephens, Bob Gyde.

Agenda

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Eight (8) of the board members were present, which made a quorum and all business official.
4. APPROVAL OF MINUTES FROM PRIOR MEETING ♦ The minutes from the October 22, 2005 and December 10, 2005 Board meetings were approved.
5. NEW BUSINESS
 - A. Committee Reports
 - I. COMMON AREA ♦ Bob Scott had nothing to report.
 - a. ROAD SUBCOMMITTEE ♦ John Albert reported that the grading was proceeding with some delays due to equipment problems. John also reported a \$15,000 surplus due to inactivity involving snow removal.
 - b. RANCHING SUBCOMMITTEE ♦ Jerry Withington reported that 2 bulls are still missing after the roundup and that efforts are still underway to communicate with BNSF Railroad regarding their fence repair responsibilities.

II. COMMUNICATIONS ♦ John Sanders reported that efforts are still underway to update the website database. This database will be used for all future POA mailings.

III. COVENANT ♦ Rick Kinder reported that the committee met recently to create proposed changes to the covenants document. New Colorado law mandates some of these changes. These changes will be explained in a mailing to all property owners.

IV. EMERGENCY SERVICES ♦ Bob Dye reported that he recently communicated with Sheriff Casias to follow up on efforts to prosecute trespassers. The committee is in the process of updating their property owner's handbook and occupancy listing. The new security system has been tested and will be installed at the guard shack later this month.

V. FOREST HEALTH ♦ Diana Novacek reported that the Hydro-Ax project is complete, and that the CWPP draft is almost ready for distribution to all property owners.

VI. FINANACE ♦ Nancy Allred presented a financial report through December 31, 2005.

B. SB 05-100 COMPLIANCE - The summary of the new law was reviewed point by point, and all mandated requirements are either covered by the Covenants at this time, or will be covered by the updates Covenants. These items will not require a member vote.

C. ADDRESS AND ROAD NAME PROBLEMS - Bob Scott made a motion to form a new subcommittee to deal with this update, which is strongly recommended by the CWPP report and the newly activated 911 system in the County. The motion passed. Tony Riley was appointed Committee Chair. He outlined the work that has been done in concert with the County Planning and Sheriff's Departments and on the ranch by volunteers. An information package will be sent to the members requesting their participation in those items in which we have some flexibility, such as road names.

D. COMMUNITY SLASH PILE. This concept was discussed by the Board and attendees and discarded as being too problematical.

E. FROM THE FLOOR ♦ None.

F. EXECUTIVE SESSION ♦ An executive session was scheduled for February 1, 2006 at 6:30 PM at FPPFD Station 3 (on Old Mission Ridge) to discuss the CWPP. This will be a closed meeting.

6. DATE OF NEXT MEETING - The next scheduled meeting of the Board will be March 11, 2006 at 9:00am at FPPFD Station 3 (on Old Mission Ridge).

7. ADJOURNMENT ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:56 AM.

Submitted in draft form by John Sanders, Secretary, on January 14, 2006.

Approved by the Board of Directors on March 11, 2006.

Santa Fe Trail Ranch POA
Regular Board Meeting
March 11, 2006 9:00 AM
FPFPD Station 3 (on Old Mission Ridge)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek		✓
Don Ruward		✓
Tony Riley	✓	
Rick Kinder	✓	

Guests: Steve Rening, June Stephens, Tom Stephens, Mike Shelton, Jerry Withington, Carol Rawle, Mary Jo Shelton, Walt Rening, Dave Skogberg.

Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ Seven (7) of the board members were present, which made a quorum and all business official.
4. APPROVAL OF MINUTES FROM PRIOR MEETING ❖ The minutes from the January 14, 2006 Board meetings were approved.
5. NEW BUSINESS
 - A. Committee Reports
 - I. COMMON AREA ❖ Bob Scott had nothing to report.
 - II. ROAD SUBCOMMITTEE ❖ John Albert reported that the road contractor is currently applying road material to problem spots, clearing bar ditches, and improving cul-de-sacs to allow emergency vehicles and road equipment to turn around. If weather permits, work will begin on Owen Baldwin (beginning at the south end) in March.

- III. RANCHING SUBCOMMITTEE ♦ Jerry Withington reported that the rancher's last bull was located on Gallinas Parkway just before the meeting. Tony Riley reported that fencing materials should arrive in March to repair the fence along the railroad.
- IV. ADDRESS CHANGE - Tony Riley reported that the address change mailing is ready to be sent this week to inform all owners about all upcoming address changes and request new street names from owners on streets that will be changing names.
- V. COMMUNICATIONS ♦ John Sanders reported that a mailing to all property owners would be sent out shortly. The package will contain information regarding the upcoming address changes, upcoming vote on covenant changes, and newly required annual legal disclosure. Both the Street Name Suggestions and the Covenant Ballot will be due back by 8 May 06 in order to be tallied by the Committees before the May Board meeting.
- VI. COVENANT ♦ Rick Kinder reported that the covenant change information would be ready to mail out this week.
- VII. EMERGENCY SERVICES ♦ Bob Dye reported that the committee has met several times this year and is in the process of updating the ESC Handbook. Their goal is to have it ready by June 1st. Several changes have been made to areas and area leaders. See the ESC meeting minutes on the website for more details. To aid communications during emergencies, Bob moved that the board approve funding for the implementation of an Emergency Information Hot Line to be used by the SFTR property owners during times of real or perceived emergency. The motion passed. Details will be announced ASAP.
- VIII. FOREST HEALTH ♦ Dave Skogberg reported that work is continuing on the Community Wildfire Protection Plan. The document is being updated and will soon be ready for final approval.
- IX. FINANCE ♦ Nancy Allred presented a year-to-date budget summary and reported that the official review of the 2004 financial statements has been received and posted to the website. Existing POA surplus will be moved into short term CD's, and the amount of surplus from last year's road and snow removal account will be determined and added to this year's road funds.

6. OLD BUSINESS - None

7. FROM THE FLOOR ♦ None.

8. DATE OF NEXT MEETING - 9AM, 13 May 2006, at FPPFD Station 3 (on Old Mission Ridge).

9. ADJOURNMENT ♦ Rick Kinder moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:12 AM.

Submitted in draft form by John Sanders, Secretary, on March 12, 2006.

Approved by the Board of Directors on May 13, 2006.

Santa Fe Trail Ranch POA
SPECIAL MEETING
May 13, 2006 9:00 AM
Sullivan Center at Trinidad State Junior College

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek		✓
Don Ruward		✓
Tony Riley	✓	
Rick Kinder	✓	

Guests: Eddie Gieske, Mary Dye, Heidi Frazier, Frances Purswell-Montoya, Ann Scott, Tom Stephens, June Stephens, Jim Brister, Ed Hockett, Val Allred, Mike Shelton, Mary Jo Shelton, Jim Davis, Peggy Obrey, John Woods, Linda Austin, Charles Austin, Carol Rawle, Sharon Beaver, Monte Beaver, Harriet Vaugeois, Fred Vaugeois.

Agenda

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 9:02 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Seven (7) of the board members were present, which made a quorum and all business official.
4. DISCUSSION OF PROPOSED COVENANT CHANGES ♦ Ed Hockett asked if existing conditions would be grandfathered. Generally, concerning structures, none existing will be affected, and as concerns animals, those people currently keeping more than the approved number, and remaining free of complaints, will not be required to make any changes. The Covenant Committee will review all complaints on a case by case basis, taking into consideration the time frame of the alleged violation.
5. VOTE COLLECTION ♦ John Sanders collected votes and asked for volunteers to assist in counting votes and proxies. Tom Stephens and John Woods volunteered.
6. BREAK ♦ There was a break while the votes were tallied.
7. VOTE ANNOUNCEMENT ♦ John Sanders announced that 144 votes were received, of which 99 were

cast FOR all proposed changes; therefore all proposed covenant changes PASSED. The new Covenants will be posted on the website shortly.

8. ADJOURNMENT ♦ Tony Riley moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:09 AM.

Submitted in draft form by John Sanders, Secretary, on May 25, 2006.

Approved by the Board of Directors on August 12, 2006.

Santa Fe Trail Ranch POA
Regular Board Meeting
May 13, 2006 Following 9:00 AM Special Meeting
Sullivan Center at Trinidad State Junior College

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek		✓
Don Ruward		✓
Tony Riley	✓	
Rick Kinder	✓	

Guests: Eddie Gieske, Mary Dye, Heidi Frazier, Frances Purswell-Montoya, Ann Scott, Tom Stephens, June Stephens, Jim Brister, Ed Hockett, Val Allred, Mike Shelton, Mary Jo Shelton, Jim Davis, Peggy Obrey, John Woods, Linda Austin, Charles Austin, Carol Rawle, Sharon Beaver, Monte Beaver, Harriet Vaugeois, Fred Vaugeois.

Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 10:11 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ Seven (7) of the board members were present, which made a quorum and all business official.
4. APPROVAL OF MINUTES FROM PRIOR MEETING ❖ Tony Riley moved to approve the minutes from the March 11, 2006 board meeting. The minutes were approved.
5. OLD BUSINESS
 - A. Harriet Vaugeois paid tribute to Michelle Minion, and mentioned that she will be missed by the community.
 - B. Committee Reports
 - I. COMMON AREA ❖ Bob Scott reported that new quotes had been requested regarding the trash removal contract.

- II. ROAD SUBCOMMITTEE ♦ John Albert reported that the road contractor has completed 1.8 miles of this year's 6.2 mile project on Owen Baldwin Parkway. After the project, the remainder of the year will be focused on spot repair of roads and clearing bar ditches
 - III. WEED CONTROL SUBCOMMITTEE ♦ Bill Wenstrom announced the 2006 Weed Out on May 27 (see the article on the SFTR website for details) and reminded all property owners to look for areas where noxious weeds are sprouting.
 - IV. COMMUNICATIONS ♦ John Sanders reported there have been no committee meetings (or requests for them), and that work is continuing to consolidate the POA databases. A request was received from a property owner to reinstate their discussion forum privileges, and advice from the POA Counsel is pending regarding this request.
 - V. COVENANT ♦ Rick Kinder thanked all those who had worked on the covenant change project that has been ongoing since 2000. The new covenants document will be posted to the website ASAP.
 - VI. EMERGENCY SERVICES ♦ Bob Dye reported that the updated ES Handbook is on schedule for publication this summer. He moved that the committee formalize agreements with the SFTR's northern and southern neighbors for emergency exits. The motion passed. Emergency Services will initiate discussions with the mentioned neighbors.
 - VII. FOREST HEALTH ♦ Dave Skogberg reported that the Community Wildfire Protection Plan was completed and signed. A copy was to board president Bob Scott at this meeting. The WUI grant paperwork is still in progress and should be presented to state officials within a month. Payments will be made as soon as funding is released.
 - VIII. FINANCE ♦ Nancy Allred presented a year-to-date budget summary and reported that surplus POA funds have been moved into short term CDs. The SFTR Women's Group asked that they be allowed to purchase two CD's under the aegis of the POA, since they have never formally organized, with the CD's to be controlled by the Women's Group.
 - IX. ADDRESS CHANGE ♦ Tony Riley reported that the project is on track for the August 1, 2006 cutover to new addresses. There will be a mailing to all property owners when the new addresses are ready. New road signs are being quoted, and new maps are also planned. The postal service has agreed to forward first and second-class mail for a period of one year.
- C. PAYMENT FOR WATER USED IN FIREFIGHTING ♦ Bob Scott moved that the POA pay the Metro District for all water used by the FPPFD. Should the water be used as the result of a fire on neighboring property, or to benefit an individual, the cost of the water will be billed accordingly. The motion passed.

6. NEW BUSINESS ♦ None.

7. FROM THE FLOOR ♦ None.
8. DATE OF NEXT MEETING - 9AM, August 12, 2006 at FPPFD Station 3 (on Old Mission Ridge).
9. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:48 AM.

Submitted in draft form by John Sanders, Secretary, on May 25, 2006.

Approved by the Board of Directors on August 12, 2006.

Santa Fe Trail Ranch POA
SPECIAL MEETING
July 7, 2006 7:00 PM
FPFPD Station 3 (on Old Mission Ridge)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek	✓	
Don Ruward	✓	
Tony Riley	✓	
Rick Kinder	✓	

Guests: Al Tucker, Carol Rawle, Val Allred, and Tom Stephens.

Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 7:02 PM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ All nine (9) board members were present, which made a quorum and all business official.
4. NEW BUSSINESS
 - A. CREATION & MAILING OF COAL BED METHANE BOD POSITION LETTER ❖ Bob Dye moved that the board mail a position letter to all property owners concerning the current state of affairs regarding coal bed methane development on SFTR. The motion passed.
 - B. FOREST HEALTH / WILDFIRE MITIGATION COMMITTEE INITIATIVES ❖ Diana Novacek reported that the committee had been invited to join and collaborate with the following coalitions: Colfax County Homeowner's Association Firewise Coalition, Canadian Watershed Coalition, and the Cimarron Watershed Coalition. These groups are working together in efforts to mitigate wildland fuel hazards, restore forests to a healthy state, and consequently provide proactive protection of area watersheds. Furthermore, Roger Terry, Colfax County Urban Forester/Wildfire Specialist, and Larry Osborn, Colfax County Fire Marshall, are willing to assist SFTR in applying for a National Community Firewise designation. This designation would recognize SFTR nationally as a forested community that is providing Firewise education, has a

Community Wildfire Protection Plan, and is actively engaged in Firewise mitigation. John Sanders moved that the committee proceed with these efforts. The motion passed.

5. DATE OF NEXT MEETING - 9AM, August 12, 2006 at FPPFD Station 3 (on Old Mission Ridge).
6. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 7:25 PM.

Submitted in draft form by John Sanders, Secretary, on July 8, 2006.

Approved by the Board of Directors on August 12, 2006.

Santa Fe Trail Ranch POA
Regular Board Meeting
August 12, 2006 9:00 AM
FPFPD Station 3 (on Fox Trail)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek	✓	
Don Ruward	✓	
Tony Riley	✓	
Rick Kinder		✓

Guests: Carol Rawle, Betty Withington, Betty Ruward, Ann Scott, Tom Stephens, John Woods, Linda Brown, John Noard, Jim Davis, Bill Wenstrom, Ken Dochter.

Agenda

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 9:01 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Eight (8) of the nine (9) board members were present, which made a quorum and all business official.
4. APPROVAL OF MINUTES ♦ Bob Dye moved to approve the minutes of the May 13, 2006 Special Meeting. The motion carried. Don Ruward moved to approve the minutes of the May 13, 2006 Regular Board Meeting. The motion carried. Don Ruward moved to approve the minutes of the July 7, 2006 Special Board Meeting. The motion carried.
5. OLD BUSINESS
 - A. COMMITTEE REPORTS
 - I. COMMON AREA
 - a. ROAD SUBCOMMITTEE ♦ John Albert reported that the Mountain View resurfacing project has been completed. Due to increased material costs, the committee has spent approximately \$236,000 of its \$239,000 budget. The remaining \$3000 will be reserved

for any snow removal required before the end of the calendar year. The committee will meet later this year to plan and prioritize projects for 2007.

- b. RANCHING SUBCOMMITTEE ♦ Bob Scott reported that a Colorado state statute might require the Burlington Northern Santa Fe Railroad to maintain the fencing along its right-of-way. If so, the POA's attorney will be contacting the company regarding its responsibility. It was also suggested that pressure might be applied via the County to force the BNSF Railroad to spray thistles on the right of way.
- II. COMMUNICATIONS - John Sanders reported that the work to consolidate the multiple POA databases is still in progress.
 - III. EMERGENCY SERVICES ♦ Bob Dye reported that efforts are underway to update the residency listing, the Ranch Hot Line received approximately 150 calls per month during May and June, and that 22 residents attended a recent Smoke Spotter training session.
 - IV. FOREST HEALTH / WILDFIRE MITIGATION ♦ Diana Novacek reported that the 2005 Wildland Urban Interface Grant monies awarded to SFTR have been utilized and the required paperwork for reimbursement has been completed. The paperwork will be submitted to CSU Office of Sponsored Programs for reimbursement to SFTR as soon as our CSFS District Forester has reviewed and signed the paperwork. The 2005 WUI grant monies was utilized for the preparation of the SFTR Community Wildfire Protection Plan and defensible space mitigation by eighteen SFTR property owners who were approved for cost share reimbursement through the 2005 WUI grant by our CSFS District Forester. As per the BOD decision during the November 2005 Board of Director's meeting the grant funds will be deposited in a separate SFTR-POA account established for the sole purpose of funneling SFTR grant monies; thus separating grant funds from other sources of POA revenue.

The FH/WM Committee has heard unofficially that the SFTR has been awarded three WUI grants for the 2006 grant cycle. Two grants, totaling \$59,524, have been awarded to extend the shaded fuel break between SFTR and VPR on the SFTR southern aspect of the western ranch boundary. The third grant for \$9,158 has been awarded for information/educational purposes.

The committee is currently working on the necessary paperwork to receive a 501(c)(3) non-profit status which will enable the committee to apply for additional granting opportunities; especially private foundation grant funds.

The committee is in the process of hopefully this fall scheduling a hydro-axe contractor to be available for mitigation work on SFTR private property. To date twelve SFTR property owners have expressed interest in this hydro-axe project.

The FH/WM chairperson expressed concern that not all SFTR property owners are submitting in-kind for private property mitigation ground work to the committee. The committee needs both hard and soft dollar in-kind to support it's grant writing and funding

efforts for the SFTR. A discussion ensued concerning how the committee might gain additional co-operation including utilization of the SFTR website to again request donation of labor and out of pocket expenses to the committee and link to the expense and instruction forms found on the FH/WM Committee website.

The committee has assumed responsibility for providing an educational event associated with the annual membership meeting to be held in October. Dr. Merrill Kaufmann, of the USDA Rocky Mountain Research Station has agreed to speak at the event.

- V. ADDRESS CHANGE ♦ Tony Riley reported that most of the work is complete, although some new street signs are still on order and some signposts still need modification.
- VI. FINANCE ♦ Nancy Allred reported that \$62,000 in annual dues is still outstanding, and as a result, we are forced to use funds, which have been earmarked as "emergency reserve" since their carryover, in order to meet our budget obligations and continue providing services to the residents. Nancy will instruct our Accountant to update and file, or re-file liens on all properties that are in arrears as soon as possible, and Bob Scott has contacted the POA Attorney to determine what subsequent steps, such as foreclosure, can be taken to collect these dues. It was suggested that mortgage holders may be a source of payment, as well. Until these delinquent funds are collected, no Board members are to authorize the expenditure of non-budgeted funds without prior approval of the President and Treasurer.

6. NEW BUSINESS

- A. WILD PLUM LANE CUL-DE-SAC ♦ John Albert moved that the POA enter into an agreement with the owner of lot C8 to recognize that the Wild Plum Lane cul-de-sac is on his property, and to establish a permanent easement agreement with the POA. The motion carried and John Albert will draft the agreement.
- B. CBM RESPONSE ♦ Several owners have asked the Board to comment on the recent letters sent to them by a coal bed methane developer. Let us state this as clearly as possible:

THE CURRENT BOARD, REPRESENTING THE INTERESTS OF SFTR PROPERTY OWNERS, IS UNANIMOUSLY OPPOSED TO CBM DRILLING OR DEVELOPMENT OF ANY KIND, ANYWHERE ON OUR RANCH, NOW OR AT ANY TIME IN THE FUTURE.

Concerned property owners should make sure that all future board members represent their interests, as it is the elected Board that makes decisions on these matters, not a vote by individual property owners.

7. FROM THE FLOOR

- A. Linda Brown asked about the status of the proposed pavilion on the Gallinas Creek conservancy. Jim Davis reminded us that the POA does not own the land, but is leasing it from the owner with the responsibility of managing it according to the lease. The POA, as lessee and manager, must approve any construction on the property. The POA will consider plans for any construction at a future meeting.

B. Bill Wenstrom asked about the continued use of state lottery funds for noxious weed control on the Gallinas Creek conservancy. Nancy Allred will meet with Bob T. Scott to add a budget line item to show this detail.

8. DATE OF NEXT MEETING - October 14, 2006 at a time and location to be announced.

9. ADJOURNMENT ♦ Bob Dye moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:37 AM.

Submitted in draft form by John Sanders, Secretary, on August 13, 2006.

Santa Fe Trail Ranch POA
Annual Property Owner's Association Meeting
October 14, 2006 9:00 AM
Sullivan Student Center at Trinidad State Junior College

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek	✓	
Tony Riley	✓	
Don Ruward	✓	
Rick Kinder	✓	

Guests: Sue Downs, Barbara Krause, Francis Purswell-Montoya, John Woods, Betty Withington, Carol Rawle, Jerry Withington, Brad Askew, Fred Vaugeois, Harriet Vaugeois, Kate Kerr, Dave Imesch, Mitzi Valdez, Michael Bahm, Steve Smith, Sheryl Smith, Mike Shelton, Mary Jo Shelton, Val S. Allred, Walt Wolff, Jodi Riley, Linda Austin, Chuck Austin, Phillip Dunn, Betty Ruward, Ann Scott, Patty Kinder, June Stephens, Ben Heath, Harold Doshier, Sharon Beaver, Monte Beaver, Steve Renning, James Leffingwell, Ron Pretzer, Sarah Grace Pretzer, Russ Young, SuAnne Aarmstrong, Ted A. Hopkins, Bob Coelln, Maryanne Coelln, William Curtis Woolf, Margarita Saunders, Mary Ghormley, Dave Skogberg, Mark Herbert, Al Tucker, Toni Ostrander, Sandra and Bill Lovato, Irene and Jerry Forbes.

Agenda

1. CALL TO ORDER – Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE – Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM – All Nine (9) board members were present, which made a quorum and all business official.

4. APPROVAL OF PRIOR MEETING MINUTES – Nancy Allred moved to approve the 2005 Annual Membership Meeting minutes. The motion carried.
5. INTRODUCTION OF CANDIDATES – Bob Scott introduced the candidates, Sheryl Smith, John Sanders, and Bob L. Scott, called for final nominations, and declared the nominations closed.
6. COMMITTEE REPORTS -
 - A. COMMON AREA – Bob Scott gave the report and requested that property owners refrain from putting non-compressible trash in the dumpsters. The committee is considering the possibility of a roll-off dumpster.
 - B. COAL BED METHANE – Bob Scott reported that CBM developers continue to approach the POA Board but are answered in the negative. There were no questions from the Owners. The Morley site is part of the POA for mineral rights issues.
 - C. EMERGENCY SERVICES – Bob Dye introduced the area leaders and discussed the creation of area 7 in the southwest area of the ranch, the update of the Emergency Services Handbook, the creation of the Emergency Hotline (846-2464), training for smoke spotters by Eddie Gieske, the manning of the gate on the July 4th weekend, and the new video surveillance which is now operational at the guard shack. Linda Austin brought up the subject of a "No Parking" sign at the bridge.
 - D. ROADS – John Albert reported that most of the budget for the last 3 years has been spent on road resurfacing. This year the committee oversaw the resurfacing of 6.3 miles of ranch roads. Due to a 25% increase in material costs and good weather, the budget was spent by early July. Our contractors have been performing minimal maintenance since then. Efforts are underway to find lower cost sources of materials for the future. A committee meeting will be held on 12/16/2006 to plan the road budget for 2007.
 - E. FINANCE – Nancy Allred reported that receivables of \$55,000 have not been collected. Liens have been placed on the properties involved. The next step will be a calling campaign, followed by further legal action and foreclosure proceedings where necessary.
 - F. COMMUNICATIONS – John Sanders reported that the website will be used as the official database of property owner contact information, eliminating errors and confusion caused by the multiple databases currently in use. Another improvement will be the addition of a new

property owner info page. John answered questions regarding the availability of high-speed internet service on the ranch by announcing that efforts were moving forward, but a contract had not been signed yet.

- G. FOREST HEALTH / WILDFIRE MITIGATION - Diana Novacek recognized the work of the committee members and reported that an effort was in progress to bring another hydroaxe contractor onto the ranch in November 2006. Carol Rawle gave a presentation on the value of reporting in-kind hours and handed out instructions and recording forms.
 - H. ADDRESS CHANGE / ASSIGNMENT - Tony Riley reported that the address changes were complete, but reminded property owners to post their new address according to the recommendations specified in the new covenants document and to change their address with the county so that they may vote in the upcoming election.
 - I. COVENANT - Rick Kinder reported that changes required by new state laws and previous covenant change efforts were combined to change the covenants in 2006. The new covenants are posted on the SFTR website (www.santafetrailranch.com).
 - J. RANCHING / GRAZING - Jerry Withington reported that 2006 was a poor year for ranching. About 90 units (cow + calf) were present, and are being removed for the winter. Fencing efforts are still in progress.
- 7. ELECTION RESULTS - Nancy Allred reported the election results: Sheryl Smith - 141, John Sanders - 142, Bob Scott - 143. Each candidate received sufficient votes to be elected to the board.
 - 8. ADJOURNMENT - Rick Kinder moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 11:32 AM.

Submitted in draft form by John Sanders, Secretary, on November 19, 2006.

Santa Fe Trail Ranch POA
Regular Board Meeting
October 14, 2006 11:44 AM
Sullivan Student Center at Trinidad State Junior College

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek		✓
Tony Riley	✓	
Don Ruward	✓	
Rick Kinder	✓	

Agenda

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 11:44 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Eight (8) of the nine (9) board members were present, which made a quorum and all business official.
4. NEW BUSINESS ♦
 - A. ELECTION OF OFFICERS ♦ The following board members were nominated and elected to fill the following positions:
 - President ♦ Bob Scott
 - 1st Vice President ♦ Tony Riley
 - 2nd Vice President ♦ John Albert
 - Secretary ♦ John Sanders
 - Treasurer ♦ Nancy Allred
 - Asst Secretary/Treasurer - Sheryl Smith
 - B. APPROVAL OF MINUTES ♦ Rick Kinder moved to approve the minutes of the last board meeting. The motion carried.
 - C. APPOINTMENT OF COMMITTEE CHAIRPERSONS ♦ The following POA members were appointed to chair the following committees:

- Common Area / Coal Bed Methane ♦ Bob Scott
- Roads ♦ John Albert
- Covenant ♦ Rick Kinder
- Emergency Services ♦ Bob Dye
- Budget ♦ Nancy Allred
- Communications ♦ John Sanders
- Address Change/ Assignment ♦ Tony Riley
- Ranching / Grazing ♦ Jerry Withington
- Forest Management / Wildfire Mitigation ♦ Diana Novacek

D. BOARD MEETING DATES ♦ The following future board meeting dates were scheduled:

- 9:00 AM on 12/16/2006 at Lorenzo Martinez Station (Fire Station on SFTR)
- 9:00 AM on 2/17/2007 at Lorenzo Martinez Station (Fire Station on SFTR)
- 9:00 AM on 4/21/2007 at Lorenzo Martinez Station (Fire Station on SFTR)
- 9:00 AM on 6/16/2007 at Lorenzo Martinez Station (Fire Station on SFTR)
- 9:00 AM on 8/18/2007 at Lorenzo Martinez Station (Fire Station on SFTR)
- 9:00 AM on 10/20/2007 at a location to be announced

E. EXPENSE REIMBURSEMENT PROCEDURES ♦ Nancy Allred handed out copies of the new POA expense reimbursement procedure and a copy of the associated request form. In addition, she passed out a list of the folders stored in the POA archive.

F. COMMITTEE MEETINGS ♦ Bob Scott requested that all committees plan at least 3 meetings in the upcoming year and announce the dates via the website calendar.

5. ADJOURNMENT ♦ John Sanders moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 12:03 PM.

Submitted in draft form by John Sanders, Secretary, on November 19, 2006.

Santa Fe Trail Ranch POA
Regular Board Meeting
December 16, 2006 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Bob Dye	✓	
Rick Kinder	✓	
Diana Novacek	✓	
Sheryl Smith	✓	

Visitors: Julene Gyde, Don Ruward, Carol Rawle, Betty & Jerry Withington, Tom & June Stephens, Rich Armentrout.

Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ All board members were present, which made a quorum and all business official.
4. OLD BUSINESS ❖
 - A. APPROVAL OF MINUTES ❖ Nancy moved that the minutes of the October 14, 2006 board meeting be approved as corrected during the meeting. The motion carried.
 - B. COMMITTEE REPORTS ❖
 - I. ROAD ❖ John Albert reported that there has been no response from the property owner on Wild Plum regarding the proposed agreement, the POA is in the process of acquiring material for rip-rap from the fire station in Starkville, and the committee's 2007 planning session will follow this board meeting.
 - II. COVENANTS ❖ Rick Kinder reported that he will schedule the committee's next meeting in January and is looking for volunteers to join the committee.

- III. EMERGENCY SERVICES ♦ Bob Dye reported that the committee will meet January 13, 2006 at 9:00 AM. He also suggested that the "Guard shack" be repainted and that the Emergency Services Committee would be happy to take on that project. (With any willing volunteers gladly accepted).
- IV. COMMUNICATIONS ♦ John Sanders reported that the high-speed Internet installations began recently, and approximately 6 ranch residents are already receiving service. The Internet service provider has more equipment on order and plans to install it as soon as it arrives. The committee scheduled a meeting on January 20, 2006 at 1:00 PM at the fire station on SFTR to discuss the strategy for implementing the enhancements to the database that have already been requested by several committees. All committee chairpersons are encouraged to attend.
- V. FINANCE ♦ Nancy Allred reported that letters have been sent to property owners who are delinquent in their POA dues payments and some payments have been received. There will be an effort in January to contact the remaining property owners by telephone before further action is taken, but the SFTR POA should employ the same collection techniques that other POAs and the county use, up to and including foreclosure if necessary, to collect the monies owed. Nancy will ascertain the process used to add delinquent dues to the County tax bills. Nancy also presented a proposed 2007 budget, which was modified during the discussion. It was suggested that the annual CPI increase (2.0% this year) be applied to the 2007 dues. Nancy moved that the board accept the proposed budget including the modifications and CPI increase. The motion carried.
- VI. FOREST HEALTH / WILDFIRE MITIGATION ♦ Diana Novacek reported that the SFTR received its official designation as a FireWise Community in 2006. Continued certification will require educational events, meetings, etc. which the committee will sponsor. The shaded fuel break project is now complete along 2.5 of the 4.75 miles of our southern and western boundaries that are adjacent to Vermejo Park Ranch, and efforts are underway to secure the funding required to complete the remaining 2.25 miles in 2007. Diana also reminded all property owners that the committee would like the Work-In-Kind Logs that were requested at the last meeting to be turned in on a quarterly basis.
- VII. Julene Gyde gave the following progress report on the Bull Hog project:

Work performed to date on original schedule: 122.5 hours

Work remaining on original schedule: 67.0 hours

Work already added beyond original schedule: 75.0 hours

Work expected to be added before project completion: 36+ hours

Total work expected to be performed: 300+ hours

These numbers represent the operator/equipment times and do not include the extensive volunteer efforts required to coordinate and support the project. Bob Dye expressed

appreciation on behalf of the board to the Gydes for their work.

VIII. ADDRESS COMMITTEE - Tony Riley suggested we add a reminder to residents in the annual dues billing that they need to contact the County Clerk and Treasurer to verify their new addresses are in the County system.

5. NEW BUSINESS ♦

- A. LOCATION OF FIREWISE SIGNS ♦ It was decided that one of the two new FireWise community signs would be placed at the guard shack, and the second would be placed at the fire station with permission from the Fisher's Peak Fire Protection District.
- B. EXISTING DEVELOPMENT ENTRANCE SIGN ♦ It was decided that the old SFTR sign at the entrance would be removed, and a new sign might be constructed to replace it if there is sufficient support from volunteers. All property owners who are interested in contributing their time to this effort are invited to meet at the Lazaro Martinez Station (the fire station on SFTR) on January 6, 2006 at approximately immediately after the 1:00 PM Communications Committee meeting.

6. FROM THE FLOOR ♦

- A. Rich Armentrout introduced himself as the new owner of B27. Rich is also the new Chief Financial Officer at Mount San Rafael Hospital.
- B. The gate at the bridge was discussed, and John Sanders agreed to research possible improvements to the video surveillance system that might eliminate the need for the gate and report on them at the next meeting.
- C. Jerry Withington mentioned that there are about 5 head of cattle still unaccounted for, but the rest have been moved off the ranch. If you see any cattle, please call Jerry at 845-0005 or Alan Walter at 846-4683.

7. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on February 17, 2006 at the Lazaro Martinez Station on SFTR.

8. ADJOURNMENT ♦ John Sanders moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:25 PM.

Submitted in draft form by John Sanders, Secretary, on January 7, 2007.