

Santa Fe Trail Ranch POA
Regular Board Meeting
February 7, 2009 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders		✓
Sheryl Smith		✓

Guests: RC & Mary Ghormley, Val Allred, Rick & Patty Kinder, Donna Garrett, Mike Shelton, John Noard, Betty Withington, Carol Rawle, Mark Pronovich.

Agenda

1. CALL TO ORDER - Scott called the meeting 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 - Six board members were present, which made a quorum and all business official.
4. APPROVAL OF PREVIOUS MINUTES - Approval of 13 December 2008 meeting minutes: Jim Davis moved to approve. The motion carried.
5. COMMITTEE REPORTS -
 - A. Common Area/CBM
 - o Bridge and Morley crossing update: Several Board members met with Wilson & Co. to discuss continuation of bridge study. Wilson & Co. state the bridge must be replaced, not repaired. Board response was to seek another option. Another quote was needed on the bridge before any action would be taken. Bob Scott contacted John Morgan, Engineer from Raton. He was paid \$1000 retainer to get started with a bridge inspection and engineering cost proposal to reinforce the bridge. There was discussion about how SFTR would lease the Exit 2 crossing over the Santa Fe Railroad property. The cost to lease the crossing was unknown.
 - o Entrance Signage: The large sign when entering SFTR is deteriorating. Refinishing the sign

is costly. There is a lot of information on the sign, and it was determined to simplify the sign to include No Trespassing, the speed limit and (changeable) fire danger. Suggestion was made to have the sign in reflective paint visible at night in vehicle headlights. TSJC was mentioned as a source to have the sign made by the metal shop, as they do work projects for the cost of materials only. Bob Scott will follow up on sign project.

- Grazing Lease: Board approved renewal of lease with the condition that fencing needs to be completed.
- Greg Beaumont volunteered to donate and maintain an American flag and pole at the ranch entrance. The donation was accepted and approved by the Board, with no night lighting.

B. Roads: John Albert reported that the Road Committee met a few weeks ago. They discussed maintenance operations, snow removal and grading. In 2009, the same number of miles will be rebased as last year. The road base material purchased from Blasi last year was of inconsistent quality, creating more work. For 2009, road base material will be purchased from Leone Sand & Gravel. SFTR is trying to contact property owner to use red ash from Morley area.

C. Covenants: The Covenant Committee met and proposed changes to 8.6 Association General Information. The proposed changes will clarify that there are to be an odd number of Directors on the Board, not less than three (3) nor more than nine (9) members, and the Directors must be elected by a quorum of the total Association Membership eligible to vote. In order to be elected, a candidate must be nominated and either placed on the Annual ballot, or written in. A Special Meeting of Property Owners will be held at 9:00 am on April 11, 2009 to vote on the proposed covenant changes.

D. Finance: Nancy Allred explained the cash statement presented at the meeting. The online statement is a P & L format. The road budget for 2008 had a carry forward from the previous year, making 2009 road budget appear lower. The Conservation Trust Fund has a balance of \$2800.00 and it was requested that this money be moved from the Metro to the POA Budget. Tax liens were purchased by a third party on lots in foreclosure. SFTR must now redeem these people out of the liens to proceed with foreclosure.

E. Communications: No report

F. Community Preparedness Committee: Written report from Sheryl stated area residency lists have been updated. The Committee will meet in February or March and plan Firewatch Training. Currently, there are no pending grants for tree thinning. The Committee has asked for a volunteer to write grants for SFTR.

6. NEW BUSINESS - None

7. NEXT MEETING - Next regular meeting 11 April, 2009 following the Special Membership Meeting, Lazaro Martinez Station, SFTR.

8. ADJOURNMENT - Nancy Allred moved to adjourn the meeting at 9:50 am. The motion carried.

Submitted in draft form by Doris Noard, Secretary on February 9, 2009.

Santa Fe Trail Ranch POA
Regular Board Meeting
April 11, 2009 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President		✓
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders	✓	
Sheryl Smith	✓	

Guests: Carol Rawle, Betty Withington, Val Allred, Ann Scott, Rick Kinder, Gillian Hart, Deane Hart, Ernest Parker, Don Ruward, John Noard.

Agenda

1. Bob Scott called the meeting to order at 9:15 am.
2. Proof of notice: Bob Scott gave proof that proper notice of the meeting had been given.
3. Roll call: Seven Directors were present which made a quorum and all business official.
4. Nancy moved to approve the minutes of the 7 Feb 2009 regular meeting. The motion carried.
5. Committee reports:
 - a. Common Area - Bob reported the Raton engineer has been working out of town, so has not been able to evaluate the bridge as of the meeting. An application has been completed to lease the Morley crossing to route heavy loads over the bridge. No response has been received yet to the application.
 - b. Roads - John Albert reported routine snow plowing and road grading have been ongoing with Phil operating the grader. The cul de sac on Squaw Creek Lane is being redone to position the road in the proper location. Phone and water connections are in the correct spots.
 - c. Covenants - Al reported the covenant revision passed at the Special Meeting, and there have been no covenant related complaints.
 - d. Finance - Nancy presented the financial report through March '09, explaining money spent on the

bridge study and legal fees with property foreclosure and judgments. The 4/15/09 Sheriff's Sale was explained to sell Lots 7, 8 & 9 together. A minimum bid must be met to cover delinquent dues, legal fees and interest. The highest bidder must present money to the Sheriff within one hour of the Sale.

- e. Communications - John Sanders reported a request for a moderator for the SFTR Forum. The Forum has a policy for postings and if violations occur, the posting will be removed. Considering freedom of speech and no one to police the forum, there will be no changes at this time. Patrick Roehl has worked on the SFTR web site so key people are notified of any changes with updated resident information. This has been working very well, and everyone thanks Pat for the volunteer work he does on the ranch site. The Communications Committee will look at organizing ham radio operators on the Ranch.
 - f. Community Preparedness - Sheryl reported the Committee met March 14, 2009. They discussed drought, fire danger and perspective on the upcoming summer. Responsibilities of the area leaders were reviewed. As always, watch for fires and smell for smoke. The Committee is checking into the possibility of a Reverse 911 System for the County to communicate an emergency to the Ranch. They are looking at the cost for the Ranch per year, and cost per event. The new information sign on the Ranch looks excellent and thanks to Bob Scott for getting the sign completed. The fire warning level shown on the web site and the Ranch sign will be coordinated in the future. RC Ghormley has volunteered to work with future grants on fire mitigation.
6. New Business - There was a discussion of tree clearing on Tall Oaks and cul de sacs. There may be grant money for fuel breaks for infrastructure protection. With right of way cleared on both sides of the road to meet the prescription, there would be less shade and the roads would dry faster after precipitation.

Gillian Hart said there were small scholarships for Trinidad State Jr College students to work in biology and environmental areas. There may be a possibility that this work could be done on SFTR.
 7. Next regular meeting 20 June 2009.
 8. Doris moved to adjourn the meeting at 9:40 am. The motion carried.

Fire & Smoke Watchers Training presented by Eddie Gieske followed the Board Meeting.

Submitted in draft form by Doris Noard, Secretary on 4/18/09

SANTA FE TRAIL RANCH POA SPECIAL MEETING MINUTES
11 APR 09, 9:00 AM
LAZARO MARTINEZ STATION, SFTR

Directors: Robert L. Scott, President, Jim Davis, Vice President, Al Tucker, Vice President, Doris Noard, Secretary, Nancy Allred, Treasurer, John Sanders, Sheryl Smith, John Albert.

Ranch attendees: Carol Rawle, Betty Withington, Val Allred, Ann Scott, Rick Kinder, Gillian Hart, Deane Hart, John Noard, Don Ruward, Ernest Parker.

1. The meeting was called to order by Bob Scott at 9:00 am.
2. Proof of meeting notice had been given.
3. Roll Call. All directors present except Jim Davis, having a quorum present.
4. There were no questions from ranch attendees about proposed Covenant change.
5. Vote count and verification: Don Ruward and John Noard volunteered to count ballots. The proposed change of 8.6 Association General Information regarding Board of Directors passed by majority vote. Bob Scott will file covenant amendment with the Las Animas County Clerk and Recorder, and have SFTR web site covenant information revised.
6. The meeting was adjourned at 9:15 am.

Submitted in draft form by Doris Noard, Secretary on April 18, 2009

Santa Fe Trail Ranch POA

Regular Board Meeting

June 20, 2009 9:00 AM

Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President		✓
Nancy Allred, Treasurer		✓
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders	✓	
Sheryl Smith	✓	

Guests: Rick Kinder, Gillian Hart, Deane Hart, Don Ruward, John Noard, RC & Mary Ghormley, Tom Stephens, Joe Richards.

Agenda

1. Bob Scott called the meeting 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: Six Directors were present which made a quorum and all business official.
4. Sheryl moved to approve the minutes of the 11 April 2009 special and regular meetings. The motions carried.
5. Committee reports:
 - a. Common Area - Bob reported the Railroad is reconsidering the application to lease the Morley crossing with the additional information he has supplied. He feels optimistic about getting the needed approval. The POA will need insurance to lease the crossing. If heavy vehicles can be routed to the Morley crossing, this will affect what the SFTR will do with the current bridge.
 - b. Roads - John Albert reported crews have been doing road base the last 6 weeks on the North end of the ranch and part of Fox Trail. Areas still needing road base: Fishers Peak & Hidden Meadow. With recent moisture, will be doing some road grading.
 - c. Covenants - no report.
 - d. Finance - Nancy's report covered finances through May. Jim moved to approve the report;

motion carried.

- e. Communications – John Sanders reported on work to organize ham radio operators on the Ranch. He has equipment to get a repeater on the Ranch. This will be available to SFTR licensed ham radio operators. They will be able to communicate with emergency operations center in Denver. It was recommended the Communications Committee meet to discuss ham radio operations.
 - f. Community Preparedness – Sheryl reported there had been two fires by lightning strikes. Plans have worked successfully to have the designated person at the ranch gate to direct fire personnel. Fire danger has been mod-high, and then we have been getting some moisture. RC Ghormley held a meeting on Forest Health for ranch residents. The application for Firewise Community needs an education event before submission. Grant money was obtained for clearing the southern ranch border near Wooten going towards I-25.
6. New Business - Cattle will be arriving on the ranch soon for grazing. Bob Holder was mentioned as a possible speaker for the annual POA meeting in October. RC mentioned getting a list together of those interested in doing fire mitigation on their property. Nominations are open for Board positions.
 7. Next regular meeting 15 August 2009.
 8. Doris moved to adjourn the meeting at 9:30 am. The motion carried.

The motion was made and carried to go into Executive Session. Executive Session was held.

Submitted in draft form by Doris Noard, Secretary on 6/23/2009

Santa Fe Trail Ranch POA
Regular Board Meeting
August 15, 2009 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President		✓
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders		✓
Sheryl Smith	✓	

Guests: Ernie Parker, John Parker, Tom & June Stephens, Linda Brown, Ann Scott, Dick Goellen, RC Ghormley, Rick Kinder, Betty & Jerry Withington, Gillian & Deane Hart, J Aufderheide, Gillis & Carmen Bowling, Kevin Blake, Val Allred, Donna Garrett, Don Ruward, John Noard, Joe & Carmen Richards.

Agenda

1. Bob Scott called the meeting 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: Six Directors were present which made a quorum and all business official.
4. Jim Davis moved to approve the minutes of the 20 June 2009 meeting. The motion carried.
5. Committee reports:
 - a. Common Area - Bob reported Burlington Northern Santa Fe Railroad has not responded to the second request to lease the Morley crossing. The POA has received a lawsuit from the owners of lots J-1 & 2 who are contesting the POA's right to enforce its covenants and properly maintain its roads.
 - b. Roads - Road work has cost \$184,000 so far in 2009. \$47,000 of the years remaining budget will be used for grading and snow plowing. Four ½ miles of road have been resurfaced this year, costing \$28,000 per mile for material and grading. The last 5 years the main roads are in good shape though not all have received road base. Currently there are 17 occupied cul de sacs that have never had road base applied, which will need to be addressed in the future. John asked that something be put in the new property owner packet concerning bringing in modular homes. Three have been brought on the ranch recently, and only one property owner notified John prior

to the event that roads may be temporarily blocked. In two cases, the contractor moving the homes did damage to the roads, for which the contractor is responsible. If people driving 4-wheelers are caught driving recklessly and doing damage to the road base, they will be charged for the road repair.

- c. Covenants – no report.
- d. Finance – Nancy presented the financial report through July. There is \$98,375 in budgeted expenses yet to pay in 2009, with adequate funds to cover. The CPC Committee did not need all of their budgeted money, so part of the funds were transferred to Weed Control to purchase Curtail chemicals and to Building & Equipment to replace the information sign on the ranch. Tom Stephens thanked Nancy for the exemplary work she has done as Treasurer to reduce outstanding debt owed to SFTR. There are two more foreclosure sales in process from the delinquent list.
- e. Communications – no report
- f. Community Preparedness – Sheryl reported there were two incidents since the last meeting. The Withingtons had a fire from a lightning strike. Neighbors & FPPFD responded. The area leader served as an escort available for FPPFD. Betty (assistant area leader) called us & so Sheryl verified that the FPPFD had been notified and the hotline was updated.

There was also a report of smelling of smoke. By reporting it to a CPC person, we were able to check out the situation with FPPFD and update the hotline, and later the discussion forum. Various people did check the hotline, so that was good; however, there had been earlier reports directly to Eddie without inclusion of any CPC person. This bypass does not get the hotline or forum updated, so more reinforcement needs to be done in this area. Sheryl currently has a greeting on the hotline that says, "if you have an emergency, call 911, then your area leader."

Area leaders have been asked to update and check their areas for changes to the residency list.

Sheryl is working on the E911 map for reconciliation.

Wildfire mitigation committee met and agreed to submit for 2010 WUI grant money. After discussion with Dave Skogberg, \$50,000 will be requested. The request will be for defensible space and RC is writing the grant with the grantee as SFTR POA.

There will be a "Fire Wise Community" informational session following the POA 17 October 2009 Board Meeting. There will be speakers and tours of land that is in various stages of mitigation. Greg Beaumont will have his display available for the meeting. These activities will allow for the renewal of the "Fire Wise Community" status.

- 6. Discussion from the floor: Road concerns should be emailed to John Albert &/or the Road committee. If something is urgent, call the chair of the Road Committee, with the specific location of the problem. There are always more roads that need work than the money available in the road budget. Those with concerns are encouraged to attend the Road Committee meeting in January each year. Fence repair with the grazing lease was discussed.

7. Jim Davis moved to adjourn the meeting, and the motion carried at 9:50 am.
8. An Executive Session was held by Directors of the Board.
9. Next scheduled meeting is 9:00 am, 17 October 2009 for the Annual POA Meeting with election of Board Members, Board Meeting and Fire Wise Community Education at the Pioneer Room, TSJC, Trinidad.

The SFTR Women's Group will have merchandise and logo wear available for sale at the Annual POA Meeting.

Santa Fe Trail Ranch POA
Annual Membership Meeting
October 17, 2009 9:00 AM
Pioneer Room at Trinidad State Junior College

Directors Present: Jim Davis, Vice President, Al Tucker, Vice President, Nancy Allred, Treasurer, Doris Noard, Secretary, John Albert, John Sanders, Sheryl Smith.

Directors Absent: Bob L. Scott, President.

Guests: Greg & Joan Beaumont, Frances Purswell-Montoya, Barbara & Bob Krause, Barbara Wurfel, Kim Pronovich, Sue Downs, Ann Scott, John Noard, Joyce & Walt Wolff, Phil Dunn, June & Tom Stephens, MJ & Mike Shelton, David & Geneva Brenton, Mary and RC Ghormley, Kate Kerr, David Imesch, Rick Kinder, Donna Garrett, Margaret & Stan Obrey, Ronnie Mack, Don Ruward, Alice Hanson, Brett Chambers, Betty & Jerry Withington, Steve & Sheryl Smith, Steve Rening, Cheryl & Terry Clark, Jesse Manzanares, Gillian Hart, Fred Streiff, Monte & Sharon Beaver, Jodi & Tony Riley, Fred & Harriet Vaugeois, Ernie Parker, Dale Swett, Jerry Harbour, Flora Martinez, Mary Dye, Barry & Cheryl Benware, Terry & Carol Brown, Chris & Joe Radcliffe, Brad Askew, Michelle & Kevin Blake, Sue Spanner, Ron & Sarah Pretzer, Carol & Ron Rankin, Sylvia Crisler, Linda Brown, Padraic Ley, John Sharts, James Leffingwell.

Agenda:

1. CALL TO ORDER ♦ Jim Davis called the meeting to order at 9:05 am. The Pledge of Allegiance was given. Jim thanked all the residents for attending and all candidates running for the Board. Outgoing Board members John Sanders, Sheryl Smith & Bob L. Scott were thanked for their years of service to SFTR.
2. PROOF OF NOTICE ♦ Jim Davis gave proof of meeting notice.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Seven of the eight board members were present, which made a quorum and all business official.
4. APPROVAL OF PREVIOUS MINUTES ♦ John Albert moved to approve the minutes of the October 18, 2008 Annual Meeting. The motion carried.
5. INTRODUCTION OF CANDIDATES ♦ Doris Noard introduced the six candidates running for the board. There were no nominations from the floor.
6. COLLECTION OF BALLOTS AND TALLY OF VOTES ♦ Doris Noard issued and collected ballots. Jim Davis selected Dave Imesch and John Noard as volunteers to count votes.
7. COMMITTEE REPORTS & QUESTIONS FROM THE FLOOR ♦ Jim asked for questions from the floor so that committee chairs could address the issues. Hunting and ponds were brought up.
 - Jim gave the Common Area Report for Bob L. Scott. Jim referred to the committee posting on the

web site, going over costs of bridge update and possible options from the railroad that Bob is working on. The ranch entrance sign has been replaced. Garbage dumpsters have been moved. The grazing lease has been renewed through 2013.

- Sheryl Smith gave the Community Preparedness Committee Report. Sheryl thanked ranch residents for allowing her to serve as chair of the committee. The Area Leaders and Assistants distributed the Emergency Handbook and windshield stickers. The handbook was also in Welcome Packages for new property owners. The Handbook and Area Leader responsibilities were updated. Smoke Watchers training was held in April by Eddie Geiske. Area Leaders updated their area residency lists. Fire danger postings were put on the ranch forum. Fire danger was posted daily on the ranch entrance sign and the SFTR home page. Call 911 in the event of fire, then a CPC number. The ranch hotline and the web page can be contacted for information. Three fire incidents were reported this year; one was not reported to the CPC. The CPC has become a liaison to the POA Board for a new Ranch Mitigation Committee, chaired by RC Ghormley. A WUI grant for 2010 was submitted for \$50,000 for defensible space with the grantee as SFTR POA. The afternoon program of Forest Health/Wildfire Mitigation Education was organized by RC. The educational opportunity allows for the renewal of the "Fire Wise Community" status.
- John Albert gave the Road Subcommittee Report. This year 2 cul de sacs were rebuilt. New road base was applied to 4.8 miles of road. In the past the goal was to put road base on 8 miles per year, but with costs over twice as high as 2003, mileage is limited. The road contractors are doing a better job of grading and road maintenance. The majority of the ranch budget, \$253,000 per year, is for the roads. There will be a Road Subcommittee meeting in January to list 2010 priorities.
- Nancy Allred gave the Finance Committee Report explaining the cash basis budget comparison distributed. The change in cash receivables (increase) has been due to foreclosure collections. The date has not yet been set for the next foreclosure sale. Work is in the legal process and the sale date will be announced on the ranch web site. Nancy was given a round of applause, thanks and support for her work in getting cash receivables collected.
- Al Tucker gave the Covenant Committee Report. The covenant revision approved in 4/09 was reviewed. This year there were no formal written complaints; verbal complaints were discussed with parties involved and resolved.
- John Sanders gave the Communications Committee Report. The ranch website is used for communication, and most of the work is done by volunteers Patrick Roehl and the weather by Walt Wolff. Minor changes have been made on the website, and there is a wish list of other requests. John has been working on ranch communications with public service groups, ham radio operators, Metro District 2-way communications, and road maintenance workers communications during snow emergency.
- Tony Riley reported on Addresses. A reminder that addresses have five digits, beginning with 33___. New land owners or building permits may be given incorrect information from the County.

- Jerry Withington gave the Fencing & Grazing Report. This year there were 70 animal units and four bulls on the ranch. Currently the cattle are being rounded up to be taken off the ranch for the winter. Burlington Northern donated materials for fencing and work still needs to be done from the corral heading south.

There was an announcement from the Women's Group regarding the ranch Christmas Dinner, Sunday, Dec 6, 6:00 pm at Tequila's Restaurant. A framed Santa Fe Trail Poster will be a Silent auctioned at the Christmas Dinner. SFTR Logo wear and merchandise was available.

8. OUTCOME OF VOTES ♦ Elected Board Members for three year terms: J. Alan Aufderheid (105 votes), Linda Brown (104 votes), Bob L. Scott (115 votes). Elected Board Member with two year term: Fred Streiff (100 votes). Terry Brown had 33 votes; William D. Phillips had 10 votes. Ninety-one (91) ballots were cast, with some property owners having more than one lot, therefore, more than one vote. Also, some ballots were marked with less than four candidates.
9. QUESTIONS TO BE ADDRESSED BY THE BOARD OR COMMITTEES - Hunting on the ranch and clearing of ponds. The question about hunting related to safety. Jim Davis gave a history of the covenants, which at first did not allow hunting on the ranch. At that time, it was brought to the Board's attention that the State of Colorado Constitution allows persons to hunt on their own private land. The ranch covenants were revised to comply with the State. The question of clearing of ponds goes back six years when the ponds were cleaned of cattails, debris removed at quite an expense. Now they have grown back again. The only legal pond on the ranch is on south Gallinas and has a spring feeding the pond. Chemical use in the pond has been brought up with questionable safety to the cattle, wildlife and birds. Comment was made that this is a political and natural issue concerning the Conservancy and needs further investigation.
10. ADJOURNMENT ♦ John Sanders moved to adjourn the meeting at 10:40 am. Motion Carried.

Submitted in draft form 10/25/09,
Doris Noard, Secretary

Santa Fe Trail Ranch POA
Regular Board Meeting
October 17, 2009 - after the Annual Meeting
Pioneer Room at Trinidad State Junior College

Directors present: Jim Davis, Al Tucker, Nancy Allred, Doris Noard, John Albert, J. Alan Aufderheide, Linda Brown, and Fred Streiff.

Director absent: Bob L. Scott.

Agenda

1. CALL TO ORDER ♦ Jim Davis called the meeting to order at 11:00 am.
2. PROOF OF NOTICE ♦ Jim Davis gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Eight Board Members were present, which made a quorum and all business official.
4. ELECTION OF BOARD OFFICERS:

Bob L. Scott, President
Jim Davis, Vice President
Al Tucker, Vice President
Nancy Allred, Treasurer
Doris Noard, Secretary
5. APPROVAL OF PREVIOUS MINUTES ♦ John Albert moved to approve the minutes of the August 15, 2009 regular meeting. The motion carried.
6. NEW BUSINESS ♦ SELECT COMMITTEE CHAIRPERSONS
 - COMMON AREA ♦ Linda Brown, Bob Scott
 - COMMUNITY PREPAREDNESS COMMITTEE (CPC) ♦ Fred Streiff
 - ROAD SUBCOMMITTEE ♦ John Albert, Al Tucker
 - FINANCE ♦ Nancy Allred, Jim Davis
 - COVENANTS ♦ Jim Davis
 - COMMUNICATIONS ♦ J Alan Aufderheide. John Sanders will continue on committee.
 - ADDRESSES ♦ Tony Riley

Ranch residents interested in being involved in various committees are welcome to contact the committees.

7. 2009-2010 MEETING DATES

December 5, 2009

February 6, 2010

April 3, 2010

June 12, 2010

August 7, 2010

October 16, 2010

8. DISCUSSION FROM THE FLOOR

Having a Secret Ballot for annual elections was brought up, with the intent to separate the name of the person voting from the vote. The Board will have to discuss procedures in the future.

John Noard discussed thistle weed spraying. There is a new thistle herbicide recommended by DOW and State of CO. The herbicide is very expensive, but goes four times further. The ranch needs volunteers for the annual spring group spraying of the common areas and Adopt A Road areas. Some thistles are said to be spread by thistle seed in wild bird food.

The Raton Creek is overgrown. Dean Oatman, County Extension Officer, was mentioned as a possible resource for this problem.

Jim Davis brought up the legal issue of the intent to file a case against the POA. There was a conference call with both attorney's and the Court. The suit has not been filed yet, as negotiations continue. The POA's intent is to keep the integrity of the Covenants; all other information is CONFIDENTIAL at this time.

9. ADJOURNMENT ♦ John Albert moved to adjourn at 11:30 am. The motion carried.

Santa Fe Trail Ranch POA
Regular Board Meeting
December 5, 2009
Lazaro Martinez Station

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
J Alan Aufderheide	✓	
Linda Brown	✓	
Fred Streiff	✓	

Guests: Rick Kinder, John Noard, RC & Mary Ghormley, Tom & June Stephens, Mike & Mary Jo Shelton, Val Allred, Phil Dunn, Vicki Mumma, W D Phillips, Michelle & Kevin Blake, Geobett Schneider, Betty & Jerry Withington, Frances Purswell-Montoya, Jesse Manzanares, John Parker, Steve Thompson, Donna Garrett, Norma Brandon.

1. Bob Scott called the meeting 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: Nine Directors were present which made a quorum and all business official.
4. Jim moved to approve the minutes of the 17 October 2009 regular meeting. The motion carried.
5. Committee reports:
 - a. Common Area
 - i. Phillips Lawsuit - The Board moved to approve the settlement agreement as drafted and presented to the Board by the attorneys for both sides. Until finalized, the Phillips lawsuit is confidential. Once finalized, the Settlement Agreement will be public information for SFTR residents.
 - ii. Lot 7B - Jesse Manzanares presented to the Board the history of Lot 7B. Mr. Manzanares is the attorney representing the Withington's and Noard's acquisition of Lots 7, 8, & 9 in foreclosure sale. Lot 7B was part of the SFTR developer's property. Lot 7B has been included in Lot 7 transactions through three property owners since 1992. SFTR Covenants do not allow the sale of less than 35 acres of property. Lot 7B is 1.967 acres. In the final foreclosure proceedings initiated by the POA Board, parcel 7B was not included. This legal action was

initiated to rejoin parcel 7B to the deed for Lot 7. Lease pen dens have been filed on the deed so parcel B is tied up. Action is being taken in the manner described to avoid further legal expenses to the POA Board due to the omission of Parcel 7B.

- iii. Morley crossing/bridge status/emergency exits - Bob reported that BNSF has removed the wooden RR ties and road grading that allowed vehicles to cross the railroad tracks in the area called the Morley crossing. There is a tunnel going under the railroad tracks further south from the Morley crossing which is being investigated. The tunnel is 20' wide and 18' tall. Access on both sides of the tunnel would need improvement. Landowner permission on both sides of the tunnel would have to be obtained to use this exit. Ultimately, ranch access goes back to the main bridge, which has signs posted to the 80,000 pound limit. It needs to be determined what must be done to the current bridge to meet standards.
 - iv. Pond cattails - Linda reported that the Common Area Committee meeting discussed the use of a 'Weed Razor' to eliminate some cattails from ponds. It costs \$135 and weighs 8 pounds. The Razor is thrown out into the pond, and reeled back to the shore, cutting off the cattails. The cut cattails then need to be removed from the pond. Volunteers would be needed to work on the cattails.
- b. Roads - John Albert reported there is \$9,000 left in the road budget which will be used for grading/snow plowing through 12/31/09. The Road Committee will meet in January 2010; date yet to be determined. A letter has been sent to Dan Merrill on the use of the Morley red ash; no response to letter. Discussion of ranch resident observing grading operator sitting in machine for ½ hour with no activity. Suggestion of a 'spread sheet' of all ranch roads, work done, what is needed, scheduled dates for work, etc. to be considered by Road Committee.
 - c. Covenants - Jim reported that he has been gathering information for a meeting to be at 5:30 pm before the end of December, date yet to be determined. As with other homeowner associations, SFTR is growing and the covenants need clarity with consequences when not followed. There was a suggestion that people moved to SFTR to get away from rules & covenants.

Board election ballot change was not discussed.

- d. Finance - Nancy's report covered finances through November. The proposed 2010 budget was presented. Because of requests from various Committee Chairs, the budget was tabled to Finance Committee discussion. Send requests for planned expenses to Nancy within the next few days for the budget committee's consideration. John made a motion to have all unspent funds from the 2009 budget, after the bridge reserve is met, put to the 2010 road budget. Motion carried. The Consumer Price Index was discussed regarding the 2010 annual POA dues. Jim made a motion to keep 2010 annual POA dues the same as 2009 (no increase). The motion carried.
- e. Communications - J Alan thanked John Sanders, Patrick Roehl and committee members who have participated in the past. The Communications Committee has met twice since the annual meeting in October. The residency listing data base used for Community Preparedness Committee is out of date.

f. Community Preparedness – Fred announced that the Committee will meet at 9:00 am on 12/19/09 at the Lazaro Martinez Fire Station on SFTR. At this time the Committee's main objectives will be to work on an emergency exit for the ranch, plans for emergency vehicle access in snow situations and assessment of quality cameras needed for security at the ranch entrance.

6. New Business – none

7. Next regular meeting 6 Feb 2010, 9:00 am. Lazaro Martinez Fire Station on SFTR.

8. AI moved to adjourn the meeting at 10:25 am. The motion carried.

Submitted by Doris Noard, Secretary 12/7/09