

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
5 April, 2014, 9:00 AM
Clubhouse Grill, Trinidad

Present:

Bob (L) Scott – President, Jim Davis (Vice President), John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Parker, John Noard, Tony Riley, Linda Brown

Absent:

None

Guests:

Val Allred, RC Ghormley, Jodi Riley, Randy and Denise Wichterman

- 1. Call to order**
- 2. Proof of notice**
- 3. Roll call, determination of quorum**
- 4. Approval of minutes for 7 December 2014 regular meeting.**
- 5. Committee reports**

a. Common Area

Linda Brown – Chair – Report of snowmobile on conservancy property; owner contacted. The snowmobile was not on Conservancy land, however, he was advised to remove it from sight to avoid theft. Vehicle removed. Checked into including pond cleanout with DNR wildfire mitigation grant. It is eligible but no match is available. Jim Davis suggested that stimulus funds require no match and may be available to government entities such as the metro district. Also the Special District Association may be a source of information on stimulus grant fund availability.

b. Bridge Committee

Bob Scott, Chair – Bob expressed little hope for use of the Morley crossing until such time that AMTRAK ceases use of the tracks. Additional cost estimates are underway for replacement of the current access bridge to supplement the estimate currently on hand. Various alternatives we discussed during the session including use of exit 2, total bridge replacement, setting new flat cars on current bridge, and shoring up bridge as an interim measure until a final decision can be made on replacement. Bob said AMTRAK won't allow exit 2 as it is considered a water crossing. Bob agreed to pursue physically checking out bridge to see what could be done to strengthen the existing bridge. We could then get prices for materials and labor to perform work. Jim Davis will work on preparing a draft modification to current SFTR covenants to transfer ownership of the bridge to the Metro to put before voters at the annual meeting. This would simplify the bridge replacement process if that is deemed the final solution.

c. Roads

John Noard, Chair – Due to low moisture content John is arranging for water trucks to moisten roadways prior to grading. He is also coordinating additional work needs so that the contractor can schedule one full week's worth of work for such things as culvert replacement. John anticipates dump spreading to occur on Timber Wolf, Squaw Creek, and Grey Fox; Road base to continue on Fischer Peak from Gallinas to Old Mission and Cottonwood to the bottom of Little Bear. Also under consideration is Vista West from Little Bear to Cedar Way, budget permitting. John hopes to accomplish approximately 3.5 miles of road base work this year. John also asked that residents keep alert for suspicious vehicle behavior as evidence of driving off road, and property damage to signs and utilities has been observed in recent months.

d. Covenants

Jim Davis, Chair – As noted above under the Bridge Committee activities, Jim will work on modifying existing covenant to transfer bridge ownership to the Metro Board.

e. Finance

Nancy Allred, Chair – Nancy passed out the budget summary update that can be found on the SFTR web site. Nancy noted that overall the financial health of the SFTR is good, with \$365k of cash assets. The money owed in accounts receivable is due primarily to owners paying on a quarterly basis. Two properties have been foreclosed and sold and are now under new owners.

f. Communications

John Sanders, Chair – Nothing to report for the communications committee.

g. Community Preparedness

Advice to use the SFTR window stickers on vehicles will be posted on the SFTR web site.

h. Forest Health & Wildfire Mitigation

RC Ghormley, Chair - RC submitted the attached report in regards to the two grants presently in effect for the Ranch.

6. New business

None

9. Next meeting: June 7, 2014 (Regular Meeting)

10. Adjourn

Forest Health and Wildfire Mitigation Committee report to the POA Board, April 5, 2014

SFTR received a grant of \$22,800 in January of this year with a “must spend by” date of March 1, 2014. These funds were from the ES Grant of a few years ago, and were what other grant recipients could not spend in the allotted time. SFTR applied these funds to lots bordering Tall Timber Trace and southern Mountain View to work toward establishment of a fuel break in that area. Just under 50 acres were mitigated with these funds.

Work under the CO Division of Natural Resources grant continues at SFTR. This grant provides for reimbursement of up to half the project total expenses of \$80,000. The committee has allocated half that amount for individual lot work and half for fuel break work, primarily on Mountain View. As plans progress, that division of funds may be adjusted. This DNR grant specifies the work must be complete by early 2015.

Thanks to the Cottonwood Work Gang for their efforts this spring in making Cottonwood a safer evacuation route for us all.

And thanks to all who have helped (and continue to help) organize and guide SFTR through the myriad details regarding both these grants.

RC Ghormley for the FHWM Committee

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
7 June, 2014, 9:00 AM
Clubhouse Grill, Trinidad

Present:

Bob (L) Scott – President, Jim Davis (Vice President), John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Parker, John Noard, Tony Riley, Linda Brown

Absent:

None

Guests:

Val Allred, Ann Scott, Vaughn Roundy, Rick Kinder, Jerry Withington

- 1. Call to order**
- 2. Proof of notice**
- 3. Roll call, determination of quorum**
- 4. Approval of minutes for April 5, 2014 regular meeting.**
- 5. Committee reports**

a. Common Area

Linda Brown – Chair – Complaint about people bumping heads on sign at mailboxes. Linda and her husband took action to raise the sign. Hooks missing on dumpsters – Linda and husband replaced 8 hooks. As this will be an ongoing issue Linda asked for \$40/year for having 8 hooks in stock at all times. Board approved.

b. Bridge Committee

Bob Scott, Chair – Nothing new to report from last meeting.

c. Roads

John Noard, Chair – Dump spreading continues on Alpine, Squaw Creek, Timberwolf, Gray Fox, Vista West, and Vista West Court. Plan is to gravel every road that has an occupied house by next year's end. Since less material was needed than expected to provide road base for Cottonwood, road base work will continue, from Turkey Creek to Vista West. John noted that the POA has culverts for sale to SFTR residents from an order last year. Culverts are 30 ft. long and in either 18 or 24 inch diameter. Contact John Noard if interested. More volunteers are needed for weed control, particularly in the north end. Contact Greg Beaumont.

d. Covenants

Jim Davis, Chair – Jim expects to have a draft prepared this month to modify existing covenant to transfer bridge ownership to the Metro Board. Jim mentioned a problem with people using SFTR addresses for PO boxes who do not own lots here. A certificate

of occupancy is required to get a PO Box number per Tony's discussion with the previous post mistress in Trinidad. Tony will coordinate w/post office to see if this policy is still being followed and records of ownership. Some discussion occurred on parking RV campers on ranch property in regards to septic systems. Bob Scott suggested that if anyone were aware of improper dumping of sewage they should contact the Health Department.

e. Finance

Nancy Allred, Chair – SFTR financial situation is good. Nancy opened a new account at Century Savings in order to distribute SFTR cash between it and 1st National Bank to assure all funds are within the FDIC insured limits. Five liens were filed for non-payment of annual dues. Quarterly collections are going well.

f. Communications

John Sanders, Chair – Nothing to report for the communications committee.

g. Community Preparedness

John Parker, Chair – John will be getting 50 of the SFTR red window stickers for use on vehicles. Owners are encouraged to use these stickers to help in assuring vehicles on the ranch belong here. No wildfires reported so far on the ranch this year.

h. Forest Health & Wildfire Mitigation

Linda Brown and Jeff Smith for RC Ghormley - RC submitted the attached report in regards to the two grants presently in effect for the Ranch. Linda received approval from the State to pay for the chipper recently purchased by the POA (50%) from Wildfire Mitigation grant funds. An effort will be made to use the recent Federal wildfire reduction grant as hard match for work completed on fuel break areas.

6. New business

Cattle will be released on ranch sometime within the next week or so. Jim Davis noted that the metro minutes should be posted on the SFTR website. They were last posted in 2013.

9. Next meeting: August 2, 2014 (Regular Meeting)

10. Adjourn

Forest Health and Wildfire Mitigation committee

Report to the SFTR POA Board, June 7, 2014

We have a current Colorado Division of Natural Resources (DNR) grant at SFTR which runs through early 2015. The committee has divided the \$80K project cost (max reimbursement of \$40K) into \$44K for individual lot work and \$36K for fuel break work. The Mountain View area is the current focus for this fuel break work. Adjacent lot owners on candidate lots will be contacted shortly to ascertain interest in participating.

Jeff Smith is preparing a request for partial grant reimbursement as we progress through the project.

Linda Brown has received tentative approval from DNR for reimbursement of half the cost of a chipper if the POA decides to purchase one. I believe the committee needs to assess the costs of the Mountain View fuel reduction effort and also assess awaiting individual lot requests before committing to using grant funds toward the chipper. We should be able to sort that out in the next month or two.

The Las Animas County fire ban which has been in effect continuously (with modifications) for the past several years has been reissued this spring by the County Commissioners. I will get a CY posted on the SFTR website in the next few days.

Respectfully,

RC Ghormley for the FHWM committee

**Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
2 August, 2014, 9:00 AM
Clubhouse Grill, Trinidad**

Present:

Bob (L) Scott – President, John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Parker, John Noard, Tony Riley, Linda Brown

Absent:

Jim Davis

Guests:

Elsie and Gene Jurajda, Val Allred, Carol Smith, Richard Martin, Theresa Saunders, Vaughn and Joanne Roundy, Bob Coelln, Mary and RC Ghormley.

1. Call to order

2. Proof of notice

3. Roll call, determination of quorum

4. Approval of minutes for June 7, 2014 regular meeting. – Approved as amended

5. Committee reports

a. Common Area

Linda Brown – Chair – Dead deer found on ranch. Linda asked that we notify wildlife officer Bob Holder if anyone finds any more so he can take tissue samples to determine cause of death.

b. Bridge Committee

Bob Scott, Chair – Nothing new to report from last meeting.

c. Roads

John Noard, Chair – Dump spreading continues on laterals and Fisher Peak Parkway. Working with metro on water leak road repairs; rain has helped grading activities which are on schedule.

d. Covenants

Jim Davis, Chair, was absent – Nothing new to report.

e. Finance

Nancy Allred, Chair – Nancy passed out the latest balance sheet as of 7/31/14. \$352k in bank; \$43k receivables; within budget on every item except purchase of chipper reported in last meeting minutes. Nancy intends to adjust budget to transfer necessary funds from the road budget. No objections made. The chipper can be leased out at \$200/day for use by ranch owners, who must sign a liability document before use. John Noard will write an announcement and send to John Sanders for publication on the web.

f. Communications

John Sanders, Chair – Transition in process for SECOM taking over COMSOL services, which should result in increased speed and reliability, also 24/7 assistance for outages. John credited Eddie Gieske with much of the work involved. Improvements expected to begin around 8/4/14. Current services are only available for locations with “direct line of sight” to prior COMSOL equipment sites. John is working with SECOM to expand coverage to more lots in the near future.

g. Community Preparedness

John Parker, Chair – John reported that rains this spring and summer have been keeping fires down. There was one fire reported near water tank #2. John cited good cooperation among residents resulting in a fast response from the fire department.

h. Forest Health & Wildfire Mitigation

RC submitted the attached report in regards to the two grants presently in effect for the Ranch.

6. New business

Jeff Smith made arrangements for renting facilities to hold the 2014 POA annual meeting at the Pioneer room of the TSJC for October 4. Jeff will work with John Sanders on the ballot printing and mailings and coordinate with Pat Roehl on the electronic board nominations for the three vacancies being created. Bob Scott will coordinate with Jim Davis regarding the status of covenant changes to be included with the ballot information.

9. Next meeting: October 4, 2014 (POA annual meeting and regular meeting)

10. Adjourn

Forest Health and Wildfire Mitigation committee

Report to the SFTR POA Board, June 7, 2014

We have a current Colorado Division of Natural Resources (DNR) grant at SFTR which runs through early 2015. The committee has divided the \$80K project cost (max reimbursement of \$40K) into \$44K for individual lot work and \$36K for fuel break work. The Mountain View area is the current focus for this fuel break work. Adjacent lot owners on candidate lots will be contacted shortly to ascertain interest in participating.

Jeff Smith is preparing a request for partial grant reimbursement as we progress through the project.

Linda Brown has received tentative approval from DNR for reimbursement of half the cost of a chipper if the POA decides to purchase one. I believe the committee needs to assess the costs of the Mountain View fuel reduction effort and also assess awaiting individual lot requests before committing to using grant funds toward the chipper. We should be able to sort that out in the next month or two.

The Las Animas County fire ban which has been in effect continuously (with modifications) for the past several years has been reissued this spring by the County Commissioners. I will get a CY posted on the SFTR website in the next few days.

Respectfully,

RC Ghormley for the FHWM committee

Final Minutes
Santa Fe Trail Ranch POA
Annual Board Meeting
4 October, 2014, 9:00 AM
Pioneer Room, Trinidad State Junior College, Trinidad

Present:

Bob (L) Scott – President, Jim Davis (Vice President), John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Noard, Tony Riley

Absent:

John Parker, Linda Brown

Guests:

62

- 1. Call to order**
- 2. Proof of notice**
- 3. Roll call, determination of quorum**
- 4. Approval of minutes for August 2, 2014 regular meeting.** – Approved
- 5. Committee reports**

a. Bridge Committee

Bob Scott, Chair – Bob began by giving a brief background history of events leading up to the POA recommendation to replace the bridge. Three engineering studies have been made of the bridge in the last several years and have been posted on the SFTR web page. The gist of the studies is that the bridge is not easily upgradeable and should be replaced. Cost is unknown at this point and the next step would be to hire an engineering firm to determine costs. Studies come in the \$500-\$600k range but the total costs will likely be higher than that. Any action to spend funds on a contract for bridge replacement will go before the voters for approval. Bob also touched on the advantages of transferring the bridge ownership to the SFTR Metro District. Advantages are limited liability and the ability to get more attractive financing. Bob then opened the floor for questions; Q – Alternative crossings? A – Morley crossing and an easement across the property at our North boundary have both been explored and are not considered viable. During the course of bridge work the exit 2 tunnel may be available on a temporary basis. Q – Railroad approval required? A – Yes. Q – Funding? A – SFTR has ~ \$100k set aside for engineering studies on the bridge. Bridge construction costs would likely be similar to the 1997 bond issue for water and phone lines. Q – If SFTR pays for insurance would the RR allow crossing the tracks at the grade crossing? A – No Q – Is it a viable option to transfer bridge to the county? A – No. County does not want nor can they afford construction/maintenance costs. Q – Why is the bridge not upgradeable? A – Complex engineering question but basically bridge is constructed of non-redundant boxcars that are unable to transfer stress loads laterally across the bridge – all the weight is basically on one of the three boxcars. Bridge is currently stressed at 172% of load capacity. Q – Are we (SFTR) liable for bridge collapse? A – We have liability insurance but it does not cover the cost of replacing a bridge if it collapses. Q – Does RR have the right to

inspect the bridge? A – Rhonda Taillon, SFTR member, thinks they are required to make inspections and reports are public records and should be on file. Tony Riley and Rhonda will check sources to see if there are such records and whether they are available.

b. Common Area

Linda Brown – Chair – In Linda's absence, Jeff Smith read Linda's common area annual report (attached). There were no questions.

c. Roads

John Noard, Chair – John discussed the progress of road maintenance over the last year and additional plans through the end of the year (see attachment). Approximately 4.5 miles of new road base was completed this year as opposed to 2 – 2.5 miles in past years. 8400 tons of gravel has been used. John noted that end dumping sometimes leaves temporary bumps in the road when the dumpers pass under power lines and must lower dump beds. These bumps will be graded out as part of the normal grader maintenance. John also cautioned against speeding on the roads. The posted speed limit is 25 mph and should be obeyed to avoid accidents. John opened the floor for questions. Q – Can we economically reduce the weight of the belly dumps (82 – 83k lbs) for crossing the bridge? A – No. Q – Are roads w/o homes graded? A – Yes. All roads are graded at least once each year. Q – Is exit 2 open? A – Yes.

d. Covenants

Jim Davis, Chair – A relatively uneventful year for the covenant committee. There were a couple animal problems, and a couple residential complaints. Jim noted that the lack of issues is a credit to the SFTR community. The only changes to the covenants are the three on the ballots for this year's membership vote. Jim elaborated on advantages of changing the covenants to transfer bridge ownership to the SFTR Metro District. Using the resources and power of the Metro District in the past has resulted in \$ savings, including approximately 90% reimbursement of expenses for the snowstorm of 2007 through FEMA, and getting 5% instead of 11% financing for water line and communications line installments. Jim encouraged residents to use the Metro to the maximum, and also to make recommendations to any changes they feel are needed to existing covenants.

e. Finance

Nancy Allred, Chair – Nancy passed out the year-to-date budget sheet (attached). She noted that the \$318k cash in the bank should be adequate to meet anticipated needs. Thirteen liens have been placed on properties this year. Four of these are in bankruptcy. One property owner has failed to pay last year's dues and Nancy is asking for assistance in contacting this person. Nancy explained that placing liens on properties is the most cost effective method of collection. She predicts <\$10k collectables by year's end. Nancy noted the convenience of paying dues with credit cards. One hundred fourteen lots have been paid with credit cards this year.

f. Communications

John Sanders, Chair – John noted that there have been no formal meetings of the committee since the last annual meeting. However, significant events have transpired, including the takeover of internet access by SECOM from COMSOL. John noted that

SECOM is investing in the infrastructure and a planned outage on Monday is for some of these improvements. John credited Ed Gieske for all the good work he did during the transition and helping with internet access, as well as his firefighting efforts. John then opened the floor for questions. Q – Are posting limits on the SFTR website discussion forum per lot or per individual A – not known. Q – Will there be redundant coverage if the Raton site goes down? A – SECOM’s goal is to keep redundant coverage even if Raton site goes down. SECOM wants 24/7 access to the Raton Mesa site. One of the audience (Rhonda Taillon) agreed to provide information on this site.

g. Fencing/Grazing

Jerry Withington, Chair – Jerry noted that there are 113 animal units on the ranch, and roundup will begin in the next week to ten days. Jerry noted that the corrals are geographically on the north end of the ranch, so cattle are never unloaded on the south side of the ranch despite resident protests to this effect. Jerry then opened the floor for questions. Q – One owner complained of scratches on his house and vehicle caused by Longhorn cattle on the ranch. A - Jerry will mention this to the lessee.

h. Forest Health & Wildfire Mitigation

RC Ghormley, Chair – RC read the FHWM annual report to the audience (attached). RC thanked Bob Dye, Greg Beaumont, and Michelle Blake for their efforts in the mitigation effort. RC also mentioned the need to update the community wildfire protection plan and that \$5k is available in the wildfire fund for other work. The chipper purchased by the POA is available for SFTR resident rental by contacting John Noard.

i. Community Preparedness

John Parker, Chair – John was absent and there was nothing reported.

6. New business

Slide show – a slide show narrated by RC Ghormley was presented on the “ditch rats”. These are the volunteers who have saved landowners much \$ by detecting and repairing leaks in water lines on the ranch, as well as developing and maintaining an in-house SCADA system, which has proven invaluable in early warning of leaks.

Ballot Results –

POA Board; John Sanders, 154 votes; Nancy Allred, 153 votes; Steve Edholm, 153 votes

Ballot Issue 1 – Revision to covenant section 2.1.2 – 145 “yes” votes, 24 “no” votes.

Ballot Issue 2 – Revision to covenant section 7.1 – 151 “yes” votes, 19 “no” votes.

Ballot Issue 3 – Transfer of bridge to Metro District – 148 “yes” notes, 22 “no” votes.

(Covenant changes subsequently recorded Book 1120, Page 494)

9. Next meeting: October 10, 2015 (POA annual meeting and regular meeting)

10. Adjourn

Common Area Report
Annual POA Meeting / October 4, 2014

It's been quiet this summer in the Common Areas. No pertinent news to report.

However, I would like to elaborate on RC's statement regarding the web caterpillar infestation.

I have been conversing with CK, our District Forester, on what to do or not to do in order to control these pests. He sent me some real good information that I would like to share with you – and in the interest of time – will just go over the points of interest for homeowners.

Seems as if there are many, many species of tent caterpillars. The species invading the ranch is the Fall Webworm. Their favorite trees are Cottonwood and Chokecherry. However, any hardwood tree can become infected. On Gallinas, I have noticed webs in the cottonwoods, locusts, and aspen trees.

I realize the trees look like they are dying – and some even look dead. It is only because the worms feed on the foliage, leaving only twigs and branches. CK said that the trees will always recover in the spring, if the worms find another tree to feast on the following season. However, if they do infest a tree 3 or more generations consecutively, that tree will not be able to withstand the damage and will likely die. One generation of Fall webworm on any given tree is normal.

If you find you have webs in your trees on your property, the easiest way to rid the tree of the worms is to wash the web (preferably using

a pressure washer), with soapy water. This should be done in early spring while the worms are still inside the web. Once they leave the web, controlling their damage is difficult, at best. If the infestation is small – you can cut the branch off and bag it up with the web attached.

I will keep in touch with Ck and Mark throughout next spring & summer and review the progress, or lack of, the fall webworm infestation.

Annual Road Committee Report October 2014

- Grading: Have been grading 3 days a week about 36 weeks of the year.
New grader operator started Oct 1st
- Culverts: More culvert work needed
New grader operator can also run Back-Hoe which will help with keeping culverts open.
- Road base: This year our major road base work was.
Fisher Peak from Cottonwood to Little Bear
Fisher Peak from Gallinas to Old Mission
Elk Park from Cottonwood to Ponderosa
“If we have enough gravel” We will do
Cottonwood from Turkey Creek to MV
We hope to get 4 ½ miles done this year
- Dump Spread Gravel: We have dump spread gravel on
Vista West, Elk Park (North End), Cottonwood west end, Squaw Creek, Locust Court, Coyote Track Trail, Gray Fox, Timber Park, Squirrel Lane, parts of Alpine Meadows, Bobcat Court and Fawn Court. We have also dump spread a number of roads to help the Metro repair roads after water leaks.

Forest Health and Wildfire Mitigation Committee annual report to the SFTR POA, October 4, 2014

Early in 2014, SFTR was contacted concerning some end-of-project money from the Colorado Emergency Supplemental grant. SFTR responded with the possibility of doing some work near Mountain View and Tall Timber Trace, plus extending/improving some existing fuel breaks. Given that we had identified several areas which complemented previous mitigation, had landowner approval, and had machines on the ranch capable of doing the work within the grant time frame, SFTR was awarded all the remaining funds (\$22,800). Work on that project was completed in early March with just under 50 acres mitigated and the reimbursement was received shortly thereafter. SFTR was the only entity in the state to receive any of these end-of-year funds.

SFTR's current Colorado Division of Natural Resources grant was awarded in August 2013. Total grant funds are \$40K and must be matched 50-50 with either in-kind labor/expenses, or cash, making the project total \$80K. Thirty two lot owners responded to the calls for individual lot plans (\$1000 reimbursement limit per lot, set by the FHWM committee) and have received approval, comprising an estimated 126 acres to be mitigated at an estimated total cost of \$82K. Additional work on a fuel break on Mountain View was deferred in favor of more individual lot work. The DNR grant closes out early in 2015, so work for reimbursement must be completed by then. All FHWM committee communications of a general nature concerning this and other SFTR-wide forestry activities appear on the SFTR website.

Thanks to Bob Dye's organizational prowess, a sizable portion of Cottonwood was mitigated in early 2014 by volunteers. Many thanks to all who showed up for the various related tasks.

SFTR was again Firewise certified in 2013, and the anticipation is that we will likewise be certified in 2014.

There are still a few instances of tree loss to (probably) ips beetles, although apparently not as many as last year. Webworm infestations along Gallinas Canyon and Raton Creek seem worse this year than ever. Whether the affected trees will recover is an open question. Many if not most ponderosa pine and Douglas fir which were "frostbitten" last year seem to have recovered. Occasional Mountain Pine beetle attacks are still to be found on the ranch.

Due to a plethora of volunteers who donated many hours in 2011-2012 under the previous ES grant, the corresponding reimbursement amount of \$5,461.40 is available to the FHWM committee to apply to selected projects (perhaps a CWPP update?). The POA Board has also designated \$5K toward mitigating regrowth in the common areas.

RC Ghormley, for the Forest Health and Wildfire Mitigation committee

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2014

	POA	Total Thru Sept YTD 2014	Original Budget	Adjusted Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	137,310	137,310	137,310		137,310		
Annual Dues	348	324,348	324,348	48	324,348	0	453 Lots @ \$716.00 per lot
Less: Reserve for Bridge Upgrading	0	0	100,000	00	100,000	100,000	
Less: Capitalized Item - Chipper	15,000	-15,000	0		0	-15,000	Unbudgeted Purchase of Chipper
Less: Forest Health & Wildfire	0	0	10,461	1	10,461	10,461	
Less: Change in Accounts Receivable	21,239	-21,239	7,160		7,160	-14,079	Projecting 10 lots @ \$716
Total GENERAL INCOME	419	425,419	344,037	0	344,037	81,382	
GENERAL EXPENSES							
Grazing Lease	0	3,570	3,000		3,000	570	
Interest (general only)	785	785	1,000		1,000	(215)	
Finance Charges	8	1,908	2,000		2,000	(92)	
Conservancy Trust Funds	549	549	750		750	(201)	Paid for Weed Control
Lien Fees	400	400	650		650	(250)	
Processing Fees	0	2,270	1,800		1,800	470	Assumes 90 @ \$20
2014 Mitigation Grant	50	22,850	0		0	22,850	Grant not budgeted for
Other	200	200	0		0	200	Chipper Rental
Total CASH	951	457,951	353,237	0	353,237	104,714	
Admin - Accounting Services	6,400	6,400	8,200		8,200	(1,800)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	110	110	2,500		2,500	(2,390)	Postage & office supplies
- Insurance	6,600	6,600	6,200		6,200	400	
- Legal	3,110	3,110	10,000		10,000	(6,890)	
- Property Taxes	485	485	450		450	35	
- Credit Card Fees	1,164	1,164	1,800		1,800	(636)	
- Mitigation Grant	22,850	22,850	0		0	22,850	Grant not budgeted for
Reimbursement	50	22,850	0		0	22,850	
- Other	1,269	1,269	3,000		3,000	(1,731)	Lien Fees, Income taxes
Total ADMIN	88	41,988	32,150	0	32,150	9,838	
Common - Road Work	85,212	85,212	275,107		275,107	(189,895)	
- Snow Removal	0	0	26,000		26,000	(26,000)	Any excess to be used on Road Maintenance
- Bldg/equip	98	98	1,000		1,000	(902)	
- Trash Removal	9,680	9,680	12,480		12,480	(2,800)	
- Weed Control	337	337	0		0	(2,800)	
- Greenlands	500	500	2,000		2,000	(1,663)	
- Utilities	1,509	1,509	500		500	0	Conservancy Lease
- Other	9	0	1,800		1,800	(291)	Hotline Telephone & Guard Shack and Mailbox electricity
Total COMMON	36	97,336	318,887	0	318,887	(221,551)	
Communications	863	863	1,000		1,000	(137)	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	Non-cash item - Not Budgeted

CPC	0	0	200	200	(200)	
Total COMMITTEE EXPENSE	863	863	2,200	0	2,200	(1,337)
	140,		353,2		353,2	-
Total DISBURSEMENTS	186	140,186	37	0	37	213,051
	317,					
NET	764	317,764	0	0	0	317,764

NET CASH	317,					
	764	317,764	0	0	0	

NET CASH BUDGET

Cash in Bank

	7,13
Checking	4
	100,
CD - Century Savings	000
	101,
Money Market Account	079
Forest Health & Wildfire Mitigation	10,4
	61
	100,
Reserve	000
	318,
Total Cash in Bank	674

Difference between Net Cash & Cash in Bank = \$910 - Accounts payable

Total Accounts Receivable	31,0
	83

**Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
4 October, 2014, 11:00 AM
Pioneer Room, Trinidad State Junior College**

Present:

Bob (L) Scott – President, Jim Davis (Vice President) John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), Steve Edholm, John Noard

Absent:

John Parker
Linda Brown

- 1. Call to order**
- 2. Proof of notice**
- 3. Roll call, determination of quorum**
- 4. Approval of minutes for 9/2, 2014 regular meeting. – Approved**
- 5. New business**

a. Officers

A motion was made by Jim Davis to retain the same officers as last year, seconded by Nancy Allred. Motion carried

b. Committee Assignments

All committee assignments are to remain the same as last year. Tony Riley will retain the chairmanship of the Addresses committee

c. Meeting Dates

Regular POA board meeting dates are as follows:

December 6, 2014

February 7, 2015

April 4, 2015

June 6, 2015

August 1, 2015

Annual POA board meeting date: October 10, 2015

d. Digital projector

Bob Coelln donated a digital projector to the POA board

- 6. Next meeting: December 6, 2014 (POA regular meeting)**

- 7. Adjourn**

**Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
December 6, 2014, 9:00 AM
Clubhouse Grill, Trinidad**

Present:

Bob (L) Scott (President), John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Noard, Linda Brown, John Parker

Absent:

Jim Davis (Vice President)
Steve Edholm

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for 10/4, 2014 regular meeting. – Approved

5. Committee Reports

Guests:

RC Ghormley, Mary Ghormley, Judy Sharp, Val Allred

a. Common Area

Linda Brown, Chair – Will start work on fixing dumpsters (south and north)

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair - Handout was passed out (attached). \$5k/year has been set aside for maintenance of the common area mitigation work. Should know the status of the recent DNR grant request shortly. The SFA grant is federal money which may be used to match State dollars; thus may be able to fund the Mountain View fuel break @ 100% (i.e.; no owner match required)

c. Bridge Committee

Bob Scott, Chair – Bob held two meetings w/engineers. The engineers will meet with the Railroad to discuss permitting and contract requirements to replace the bridge between Fisher's Peak Parkway and Interstate 25. The Metro District voted to take ownership of the bridge and will work with the POA on bridge replacement. If there is a need to involve the Public Utilities Commission, the POA will need to also transfer road ownership to the Metro District. There will be three major steps:

1. Fee proposal for engineering
2. Fee proposal for bidding
3. Bidding – to have dollar figure to take to POA voters.

Construction is estimated to take six months. Unsure at this point what will be used as a temporary exit off the SFTR. Options include opening the Morley exit or using the tunnel at exit 2.

d. Roads

John Noard, Chair – Road base work is done for the year. Approximately 5 ¼ miles were based, twice that of recent years. Cost averaged about \$27k per mile. There is a new grader and backhoe operator working three to four days per week. New grader equipment allows cleaning the road with one pass. Plows will operate whenever snowfall measures six inches or greater. Every time the snowplow is used it costs the SFTR about \$4500.

e. Finance

Nancy Allred, Chair – Nancy passed out the latest financial statement. Only over-budget items are the chipper, insurance, and taxes. Nancy will make adjustments at year end to balance the over/under budget items. Enough surplus is available to make the adjustments. A motion was made and passed to increase dues in accordance with the consumer price index increase. The increase is expected to be \$10 - \$12/ per lot.

f. Communications

John Sanders, Chair – Nothing to report

g. Covenants

Jim Davis, Chair, was absent

h. Community Preparedness

John Parker, Chair – No fires to report

6. New business

No new business discussed.

7. Next meeting: February 7, 2015 at the Clubhouse Grill

8. Adjourn

Forest Health and Wildfire Mitigation Committee report to the POA Board, Dec 6, 2014

Two grants are now in effect for SFTR: The current Division of Natural Resources (DNR) grant (August 2013 to March 2015) and the new State Fire Assistance Grant (SFA) starting now and extending to Sept 1, 2016.

DNR grant: most mitigation under this grant should be finished by now. The closeout paper from SFTR is due to the state in March 2015. Final work inspections will commence in January with visits by Mark Loveall.

SFA grant: This will be administered by CO State Forest Service (La Veta office), with Mark playing a key role. Thanks to the efforts of our accomplished (not to mention successful) grant-writer Dave Skogberg and Mark, SFTR was approved for a \$135K project with a 50-50 match required in order to receive a \$67K reimbursement. The FHWM committee will review DNR and other recent work, then select projects to be targeted. Some possibilities are: update the current CWPP; improve the Cottonwood, Mountain View and other fuel breaks; and individual lot mitigation. Look for FHWM communications regarding this grant on the SFTR website in the near future.

More Cottonwood Canyon fuel reduction will begin in January under the proven stellar leadership of Mr. Bob Dye. Look for more info from Honcho Bob on this volunteer effort in the near future.

---RC Ghormley for the FHWM Committee