

## Common Area Meeting Minutes August 24, 2022

Attendees: Bill Latham, chair, Claudia Henning, minutes, Pat Nash, Tim Nash

### **Dumpsters/Trash:**

Announcing formation of “Trash Tigers” a volunteer group working to repair dumpsters in order to prevent bears access and available for emergency trash clean-up. Volunteers will be watching the dumpsters for needed repairs and unlawful deposits. Tim Nash, Rodney Mcanera and Ken Dixon have volunteered to team up and repair the dumpsters. Mark & Katie Zaboroski are the first to volunteer to be on the clean-up team. Please contact Bill Latham, 619-241-7682 if you would like to be on the team. Please feel free to contact Bill for dumpster issues or spills.

Bill Latham met with Twin Enviro’s Manager with the goals of increasing ease of access for residents and service provided related to broken dumpsters. The company has obtained new trucks that have a cable system for lifting the dumpsters that will diminish the damage that is regularly sustained to the lids. Hopefully, this will lessen the repairs that our neighbors have been performing. Twin Enviro no longer has the option of adding small access hatches to the larger lids. If the ranch took on adding access hatches, ranch would take on liability for broken lids, and is not an option. Other trash removal options are being considered, including possibly having an industrial sized trash compactor with locking doors and easier access. Compactors are leased by outside company and serviced by Twin Enviro. Start up costs and location options to be investigated. Electricity would be needed. It is thought there would be less trips required by Twin Enviro (money savings).

### **Conservancy:**

Conservancy consists of J-6 thru J-10 lots. Rented by POA,(anniversary of October). Last annual payment was \$643.50. Fees are used to maintain the designated area. Managed thru a non-profit trust (?) called “Greenland Reserve”, Co Spgs. Trust is to be effective from 2002 - 2042. It is a nature conservancy in perpetuity for said lots to maintain SFTR as a “working ranch” that must have grazing cattle.  
(Addendum: After meeting review of documents revealed that the conservancy lots were individually transferred to Santa Fe Trail Ranch, LLC in 2018 without other changes)

### **Common Area**

Consists of the roadway with a 30’ utility easement from center of all roads. Per an attendee, Mail box area is rented from a portion of the lot across the road. Dumpster area is (?).  
(Addendum: Investigating common area of the mailboxes it is reported that Covenant Committee found that mailbox area is common area, not part of the nearby lot. The confusion came with old maps of the ranch. There is no rent related to this common area.)

### **Recycling**

Bill has been investigating recycling options. For a fee, Future Generations Recycling is available to be utilized by individual SFTR. There is a regular pickup at the mailboxes of plastic, aluminum and glass. The second option, is drop off is Maniscal Co., near the Trinidad Dump. They will recycle cardboard only. There may be a future pickup at the ranch by Maniscal.

Meeting adjourned 7:04 pm.