

SFTR POA Annual Meeting Minutes
8 October, 2022

Call to Order: 9:00 am

Board Members Present: Robert L. Scott, Todd McBride, Jerry Peters, Rick Kinder, Carlin Craig, Mark Thomas, Bill Latham, Carol Smith, and Deb Johnson who joined virtually.

Guests: 78 signed in and 15 joined virtually

Proof of Notice: The Meeting notice has been on the website since last October, noted in the August ballot mailing, and recent reminders placed on the website and NextDoor.

Roll Call: All Board Members present or virtual, and quorum is met.

Approval of Minutes: 6 August, 2022 meeting minutes approved without changes

Welcome Address:

Carol Smith welcomed all attendees, both in person and those joining virtually. She encouraged meeting and greeting neighbors, especially those who may be new friends you have not yet met. Ballots not yet turned in were given to her, and the ballot process quickly reviewed. The Annual Meeting agenda and presentations were explained, with attention to the Power Point slides that Bill Nielsen created for all to follow. The procedure for questions and discussion was also addressed.

Ballot Counters: Selected for ballot counting were volunteers Vaughn Roundy, Randy Wichterman, Tim Storey, and Darla Tollefson. Nancy Allred and Mark Thomas instructed them on the procedure in the Metro side of the MOC.

Committee Reports:

Communications (Deb Johnson, chair) - Report read by Bill Nielsen

Accomplishments highlighted in 2022 are:

- 1) Bi-Monthly newsletter which the CommComm has written content, continuing email management, and formatting for distribution
- 2) Offered technical support for virtual meetings and facilitate in-person experience
- 3) Education to new CommComm members
- 4) New calendar on the website which list ranch committee's meetings, SFTR community events - note you must be logged in to the website to access the calendar
- 5) In the process of modifying and reorganizing the SFTR website. In 2023 community meetings will be held to address website and communication topics for discussion
- 6) Meet once a month virtually and welcome new volunteers - send an email to comcmte@santafetrailranch.com Training is given.

The Communication committee continues to host virtual options for Board Meetings as well as other community informational events at the MOC.

The budget is on target with the expenditures.

Q) Tony Riley said he has experienced some glitches in the website when he tries to access owner and lot info for addresses. Bill said that will be checked out.

Roads (Todd McBride and Carlin Craig, co-chairs)

Tom Berry has been busy grading the primary roads for “chatter bars”. Lodge Pole and Timber Ridge were also graded; Fox Trail received approx ½ mile of new road base after water line replacement; Road base and water line repair was required on Mora Lane, Timber Ridge, and Elk Park - approx 1 mile; Road base was also done on Cottonwood Canyon and Mountain View, and more is scheduled for Trail Ridge.

There is \$176,000 remaining in the road budget and \$20,000 in the snow budget.

All are reminded to observe the speed limit, as it helps prevent chatter bars, as well as for safety for everyone.

*) The POA bought speed limit/slow down signs, which were put in place in various locations by Randy and Terry Horner - thank you!

Covenants (Jerry Peters, chair)

There have been no new covenant complaints since the last POA meeting until last evening.

This complaint involves three covenant violations and will be addressed.

Forest Health and Wildfire Mitigation (Jerry Peters, chair) - Marc Wilson with report

Marc gave a wonderful powerpoint presentation as he explained about the importance of mitigation to create safer passages out of the ranch in case of fires and also for safer daily travel around blind and dense curves and intersections. Projects highlighted were completed projects on Oak Park, tank #3, tank#2, Timber Park/Upper Gallinas, Alpine Meadows/Fisher’s Peak, and Old Mission/Fisher’s Peak. Before and after photos were shown and terrain problems, recommendations, mitigation equipment used and needed were part of the shared information. It is realized that the mitigated areas will need followup maintenance every few years, as the weeds and new growth are also fought. Grant applications are being worked on with thanks given to Michelle Blake and Carmen Richards for their work in this area. More volunteers are always appreciated and needed, both on the ground crews for cutting, hauling, and chipping, but also for lunches, snacks, grant applications and research. (Pdf version of presentation can be viewed on FHWM Committee page on website)

The Committee meets generally every third Thursday of each month at the MOC - all are welcome to join or come and bring concerns.

Q) Craig Korth asked if the POA Board is going to be supporting getting a side bush hog for use on the ranch for continued mitigation - The Board has not yet been presented with the specifics of a request for this.

*) Elsie Jurajda thanked the committee for clearing the intersection of Old Mission and Fisher Peak as it had been a very dangerous “blind” intersection.

CWPP Report - given by Carmen Richards

This report was done under the umbrella of the FHWM Committee. In the past, the foresters would consider whether or not a home was defensible or not, but now they are taking a more proactive role and providing training and recognizing the HIZ (“home ignition zone”). Forester Paul Branson recently spent 3 days on SFTR to assess 5 homes here. During these assessments he pointed out various things that need addressed, such as caulking cracks, putting screens on all vents (except dryers, which should be regularly cleaned), mitigation to decrease embers, etc. He noted that most homes that burned are touched by embers. He

stated that all parts of the SFTR Ranch are in “extremely high fire danger”. He will return in about a month to do further assessments. The dates for this will be announced once it is known.

It is stressed to get mitigation done around roadways, and the committee will be trying to get absentee owners to help with their own properties as well.

Everyone is highly encouraged to keep track of hours worked (labor, equipment, fuel, etc) that can be a help in calculating possible grants reimbursement in the future.

*) Joe Richards pointed out that when repairs on your home or buildings are done, you should look at fire retardant ratings of such items as paint, soffits, roofing, decking, etc.

Finance (Mark Thomas, chair)

The YTD Profit and Loss, POA balance sheet, and P&L comparison to budget up through August are attached to this report. Mark, being new on the board and as our treasurer, thanked Nancy Allred (past treasurer) and Abby Tamburelli (business office) for the help they have been and the work they have done. Abby continues to do a great job with both POA and Metro business... The end of September financials will be ready soon and will be posted on the website. It is noted that the POA owners are able to pay dues in full each year or can pay in 4x/yr increments. The majority of owners are current on payments. In November, those who are behind will be notified that if they are in arrears, the property will have a tax lien placed on it... At the end of the year if any budgeted item has money left over, it will be rolled into the roads fund unless it is needed elsewhere. Committee chairs will be asked in the coming month or two to present their budget to Mark for the preparation of the 2023 budget.

Mark emphasized how this ranch could not afford to do all we do and have if it were not for the volunteers base! Thank you to all!

Common Area (Bill Latham, chair)

Eight gallons of herbicide were distributed this year to combat the prolific weed growth. That amounts to over 2,000 gallons of herbicide solution once it is mixed with water. Good job to those volunteers spraying! Next year will be a concerted effort to tackle the locust and thistles and weeds on roadways and the conservancy. Bill reminded us to not just cut down the locust but to spray them, or they will multiply...Twin Enviro has a new truck which hopefully will not damage the trash bins as much. Thanks to Ken Dixon, Tim Nash and Rodney McAnear for working on broken bins; Also to those who pick up trash the bears have scattered. The committee is working on plans to try to get bins with lids that are easier to use.

Community Preparedness (Bill Latham, chair)

A ranch CPR class was well attended and future classes may be offered; thanks to the Women’s Group for purchasing a special first aid kit for the MOC and a stop bleed kit; reminder that we should all be prepared for ourselves up here on the ranch with first aid items on hand. The committee is continuing efforts for evacuation routes. Carmen Richards is working with Vermejo Ranch and Bill is working with Trinidad Lake Estates Ranch at this time for possible coordination of routes, these efforts combine the FHWM Committee and the Community Preparedness Committee working together. It is suggested that all residents become familiar with different routes from their homes to Exit 6 in case one way is closed off; have “go Bags”, leave early in an emergency, and take personal responsibility.

Q) Lynne Parker asked if a first Aid class will be offered. - it is in the works but not yet scheduled. Please contact Bill Latham if you have a resource person to teach this.

Grazing (Marty Pachelli, chair) - report by Carol Smith

There was concern last year about the cattle overgrazing and not having water available when the summer and fall were so dry. In order to not rely on personal opinion of the SFTR owners, in December, Sammie Molinaro, District Conservationist for the National Resources Conservation Service of the USDA, was asked to visit SFTR for a field visit to assess the situation. He provided a detailed report to the SFTR which stated that the land had been overgrazed in the 2021 season and possibly in prior seasons. Other observations and recommendations were given, including that while the ranch is almost 17,000 acres, only 25% look feasible for grazing; the ranch can only sustain 40 animal units (approximately 80 cattle); the ranch needs to “rest” for up to three years during growing season; and there is a need for better water and mineral distribution to keep cattle from grazing in the same areas.

As a result of this professional evaluation, the POA Board terminated the lease with current rancher Dustin LaPlatt, and the Grazing Committee was formed. On January 25th the committee reviewed this report and discussed other related concerns such as appropriate fees charged for ranchers, managing the lease, addressing impacts of overgrazing such as erosion and noxious weed growth. It was recommended to the POA Board to rest the land for a minimum of 2 years, with periodic meetings to discuss the progress of recovery...It was noted that the rest time will not affect our Agricultural Tax status, as confirmed by the Las Animas County tax assessor...Marty hired a windmill contractor to fix the Cottonwood windmill and the POA paid \$2,400 for this repair. Marty has the responsibility to turn the well off and on as needed.

The Grazing Committee will meet next this fall or early 2023. All are welcome to come. The more detailed committee meeting discussion and USDA report can be found on the website under January 25, 2022 Grazing Committee minutes.

Women’s Group Report - Barb Wurfel

The Women’s Group is not a Committee, rather a group that meets usually every second Saturday of the month for any women from the ranch who enjoy camaraderie. We also have fundraising efforts to benefit Santa Fe Trail Ranch such as our logowear sales, and raffle items at our WG sponsored Ranch Annual summer picnic. Activities such as “field trips”, brunches, craft projects, providing food for Ditch rats and other needs, are also on our agendas at times. The Welcome Gals do a wonderful job of meeting with new residents, sharing information about the ranch and local area, as well as presenting a few logowear items. We also began a small library at the MOC, and host a Meet and Greet/Game night each Monday.

The next planned event is the Annual Fall Dinner, this year being “Chuck Wagon on SFTR” on November 12 at the MOC. The menu is to be Ribeye or Portobello on the grill, potato, and vegetables, appetizers, (and dessert provided by the Women’s Group). More details can be found on the website, with RSVP due October 29.

Anyone wishing to be on the email list, or wishing a welcome visit or more information about the group, contact Barb Wurfel or Carol Smith.

Metro Water System - Bob Scott

A slide show was presented by Bob Scott highlighting some of the Metro/Ditch Rat projects and work done on the ranch that benefits all the owners. Our water is pumped up to the ranch in five steps from Starkville to our 3 water tanks. Those 3 tanks each hold about 110,000 gallons of water. Before John Sanders built the SCADA system, monitoring water levels and finding leaks or problems was a big problem in itself. The SCADA system enables a faster and clearer picture as to when there's a leak and narrows the location better. Some of the problems the Ditch Rats have with leaks are the poor way the lines were put into the ground to begin with- among large rocks and alongside phone lines. As they work they try to locate phone lines ahead but sometimes accidentally cut them as they dig. This has cost between \$4,000 - \$14,000 to have the phone company repair, so they have learned to do this repair themselves - a tedious task. Since 4/5s of the water lines were not put in correctly (into rock) Bob explained how they lay fixed and replaced pipe with correct surroundings. This year they replaced 1 mile of water line as well as repairing many leaks. (it is noted that wherever they have replaced lines, they have not had further leaks there). They also tape a wire to any water line they put in so it can be located later if need be. Last year the Ditch Rats did \$90,000 worth of work. This year so far they have done \$75,000 and counting. That is a lot of savings to all of us!

From the Floor

Q) Tracy Braddock had asked why the proposed changes to the covenants are being put on hold based on the 'attorney advice' due to the lawsuit. - Bob Scott said since the lawsuit deals with covenant infractions, the attorneys advised no changes to be made at this time.

Q) George Gonzales asked about the status of the lawsuit and how much it has cost the POA. - The judge ruled in favor of the POA in regards to the lawsuit but the plaintiffs appealed. It is noted that the plaintiffs were to deliver their brief October 6 to the appeals court. The defendants (POA) are to respond by November 10. At his point the cost to the POA is in the mid 5 figures.

Q) Barb Wurfel asked if there was any way to keep persons on the ranch from speeding. - it is certainly a frustrating issue, hurts the roads and can be a safety hazard but there is no good solution

Q) Kelley Eden asked if there is still a moratorium on water taps. - it has been lifted at this point. Although it may happen again, if it does it is not expected to be a permanent problem for ranch residents.

Election Results

Jerry Peters - 76; Ken Dixon - 139; Joe Richards - 77; Bill Nielsen - 131; Bill Latham - 136
Write ins each received 2 votes - Tracy Braddock; Jerry Barnes; Terry Brown

The Board would like to express our thanks to Todd McBride and Jerry Peters for their time and contribution to the ranch as they served on the POA Board. We also appreciate all the candidates for being willing to be nominated and serve if elected.

Meeting adjourned at 10:45 am. There was a 15 minute break before the POA regular Board Meeting began.

**Santa Fe Trail Ranch POA
Balance Sheet
As of August 31, 2022**

	<u>8/31/2022</u>
Assets	
Current Assets:	
Checking Account	\$ 6,139
Money Market Account	175,970
Savings Account	155,273
Total Checking & Savings Accounts	<u>\$ 337,382</u>
Accounts Receivable	\$ 41,617
Total Current Assets	<u>\$ 378,999</u>
Fixed Assets:	
Vermeer Chipper:	
Cost	\$ 15,000
Depreciation	(15,000)
Net Vermeer Chipper	<u>\$ -</u>
Mailboxes:	
Cost	\$ 22,345
Depreciation	(13,362)
Net Mailboxes	<u>\$ 8,983</u>
Computer Equipment:	
Cost	\$ 1,815
Depreciation	(1,815)
Net Computer Equipment	<u>\$ -</u>
Security Systems:	
Security Equipment at Gate and Mailboxes:	
Cost	\$ 12,240
Depreciation	(8,340)
Net Security System at Gate	<u>\$ 3,900</u>
Security System at Building - Guard Shack:	
Cost	\$ 12,336
Depreciation	(1,106)
Net Security System at Building	<u>\$ 11,230</u>
Total Fixed Assets	<u>\$ 24,113</u>
Total Assets	<u>\$ 403,113</u>
Liabilities & Equity	
Liabilities:	
Accounts Payable	\$ -
Total Liabilities	<u>\$ -</u>
Equity:	
Retained Earnings	\$ 268,967
Transfer of Bridge to Metro	\$ (21,640)
Transfer of Metro Assets	\$ (43,000)
Net Income	\$ 198,786
Total Equity	<u>\$ 403,113</u>
Total Liabilities & Equity	<u>\$ 403,113</u>

Santa Fe Trail Ranch POA
Year-to-date P&L Comparison to Budget - Accrual Basis
As of August 31, 2022

	<u>Total</u>		<u>Over (Under)</u>	
	<u>Through</u>	<u>Budget</u>	<u>Budget</u>	<u>Notes</u>
	<u>August 2022</u>			
General Income:				
Carryover Reserve for Roads	\$ 168,805	\$ 168,805	\$ -	Carryover Reserve
Annual Dues	376,896	376,896	-	453 lots at \$832 per lot
Less: Reserve for Capital Improvements	-	(100,000)	100,000	Additional Reserve
Less: Change in Accounts Receivable	(30,208)	(8,320)	(21,888)	Projected 10 lots at \$832
Total General Income	<u>\$ 515,493</u>	<u>\$ 437,381</u>	<u>\$ 78,112</u>	
Other Income:				
Covenant Violations	\$ 500	\$ -	\$ 500	
Chipper Rental	165	-	165	
Credit Card Processing Fees	4,050	4,000	50	
Grazing Lease	1,360	2,000	(640)	
Interest Income	848	1,000	(152)	
Finance Charges	1,613	4,000	(2,387)	
Lien Fees	-	300	(300)	
Total Other Income	<u>\$ 8,536</u>	<u>\$ 11,300</u>	<u>\$ (2,764)</u>	
Total Income/Cash Available	<u>\$ 524,029</u>	<u>\$ 448,681</u>	<u>\$ 75,348</u>	
General Expenses:				
Committees:				
Community Preparedness	\$ -	\$ 500	\$ (500)	
Communications	3,430	4,500	(1,070)	
Covenants	-	-	-	
Forest Health/Wildfire Mitigation	2,301	25,000	(22,699)	
Total Committees	<u>\$ 5,731</u>	<u>\$ 30,000</u>	<u>\$ (24,269)</u>	
Administration:				
Lien Fees	\$ 65	\$ 250	\$ (185)	
Post Office	180	200	(20)	
Mileage	691	1,000	(309)	
Chipper Maintenance	135	-	135	
Bridge Inspection	-	10,000	(10,000)	
Credit Card Fees	5,121	4,500	621	
Income Taxes	273	300	(27)	
Accounting Services	6,300	8,700	(2,400)	Bookkeeping at \$600/mo., Annual CPA Review at \$1,000, Tax Return at \$500
Supplies	1,104	3,000	(1,896)	
Insurance	652	13,000	(12,348)	Renews in November
Legal	9,632	15,000	(5,368)	
Property Taxes	521	550	(29)	
Fees/Other	29	400	(371)	
Total Administration	<u>\$ 24,703</u>	<u>\$ 56,900</u>	<u>\$ (32,197)</u>	
Common Area:				
Road Work/Bridge/Culverts	\$ 127,376	\$ 303,831	\$ (176,455)	
Snow Removal	6,005	26,000	(19,995)	
Building/Equipment/Signs	5,497	5,000	497	
Trash Removal	11,060	16,800	(5,740)	
Weed Control	-	1,000	(1,000)	
Conservancy Lease	658	650	8	
Utilities	5,618	8,500	(2,882)	
Total Common Area	<u>\$ 156,213</u>	<u>\$ 361,781</u>	<u>\$ (205,568)</u>	
Total General Expenses	<u>\$ 186,647</u>	<u>\$ 448,681</u>	<u>\$ (262,034)</u>	
Net	<u>\$ 337,383</u>	<u>\$ -</u>	<u>\$ 337,383</u>	
Net Cash	<u>\$ 337,383</u>			
Cash In Bank:				
Checking	\$ 6,138			
Money Market Account	175,971			
Savings	155,273			
Total Cash In Bank	<u>\$ 337,382</u>			
Total Accounts Receivable	<u>\$ 41,617</u>			
Current Reserves:				
Carryover for Roads	\$ 168,805			
Reserve for Capital Improvements	100,000			
	<u>\$ 268,805</u>			

**Santa Fe Trail Ranch POA
Profit & Loss Year to Date
Through August 31, 2022**

	<u>8/31/2022</u>
Ordinary Income/Expense	
Income	
Annual Dues	\$ 376,896
Processing Fees	4,050
Interest Income	848
Finance Charges	1,613
Grazing Lease	1,360
Lien Fees	-
Conservancy Trust Fund	-
Covenant Violation Fine	500
Other - Chipper Rental	165
Total Income	<u>\$ 385,432</u>
General Expenses	
Committees	
Community Preparedness	\$ -
Communications	3,430
Covenants	-
Forest Health/Wildfire Mitigations	2,301
Total Committees	<u>\$ 5,731</u>
Administrative Expenses	
Lien Fees	\$ 65
Post Office Expense	180
Mileage Expense	691
Chipper Maintenance	135
Accounting	6,300
Bridge Inspection	-
Credit Card Fees	5,121
Income Taxes	273
Supplies	1,104
Insurance	652
Legal Fees	9,632
Property Taxes	521
Other	28
Total Administrative Expenses	<u>\$ 24,702</u>
Common Area	
Road Maintenance	\$ 127,376
Snow Removal	6,005
Building/Equipment/Signs	5,497
Trash Disposal	11,060
Weed Control	-
Greenlands Lease	658
Utilities	5,618
Total Common Area	<u>\$ 156,213</u>
Total Expenses	<u>\$ 186,646</u>
Net Income)Loss)	<u><u>\$ 198,786</u></u>

POA Regular Board Meeting Minutes
8 October 2022, 11:00 am
Metro Operations Center

Directors: Robert L. Scott, Carlin Craig, Rick Kinder, Mark Thomas, Carol Smith, Bill Latham, Bill Nielsen, Ken Dixon, and Deb Johnson (joining virtually).

Call to order - 11:00 am

Proof of Notice - notice posted on website

Roll Call/determination of quorum - all members present, quorum achieved

Election of Officers results-

Bob Scott - President

Rick Kinder - Vice President

Mark Thomas - Treasurer

Carol Smith - Secretary

Committee Chair assignments -

Roads - Carlin Craig

Common Area/Community Preparedness - Bill Latham

Communications - Deb Johnson

Covenants - Rick Kinder

FHWM - Ken Dixon

Finance - Mark Thomas

Grazing - Marty Pachelli (Carol Smith, member)

Selection of meeting dates for this next term -

December 3, 2022

February 4, 2023

April 8, 2023

June 3, 2023

August 5, 2023

October 7, 2023 {Annual Meeting, followed by Regular POA Meeting}

New Business -

*Carmen Richards presented information concerning a Grant Partnership with Vermejo that the FHWM committee is working on. Other grants are being investigated for SFTR, and some may require monetary assistance from the POA for equipment. Once more is known, this will be presented to the board at a later date.

*No further new business.

Meeting was adjourned at 11:15 am