

**POA Board Regular Meeting Minutes**  
**8 April 2023; 9:00 am**  
**Metro Operations Center**

**Directors Present:** Robert L. Scott; Rick Kinder; Carlin Craig; Mark Thomas; Deb Johnson; Bill Nielsen; Bill Latham; Carol Smith; Ken Dixon

**Guests signed in:** Claudia Henning, Ryan Cavazos, Dean and Karyn Hobbs, Ernie Parker, Sharon Sorenson, Limbuth Urias, Ann Scott, Gene and Elsie Jurajda, Nanci Dixon, Tim Storey, Paul Forch, Jerry and Dorothy Kirkwood, Patty Thomas, Lynne Parker, Greg Noel, Sue Downs, Deb Roberts, Randy and Terry Horner, Jerry Peters, Matt and Kristin Alford, David Moore, Katie and Madison Zaboroski, Brian and Apolonia Montoya, Joe Richards, Dennis and Nancy Scott, Karl Terrell. There was 1 virtual attendee.

**Call to Order : 9:00 am**

**Proof of notice:** On SFTR calendar since October; reminder posted also

**Roll Call/Determination of quorum:** All Board members present; quorum achieved

**Approval of February 4, 2023 Meeting Minutes:** approved without changes

**Committee reports:**

**A) Communication (Deb Johnson, chair)**

The [www.santafetrailranch.com](http://www.santafetrailranch.com) menu structure is undergoing changes. Our current user menu will be replaced with an owner menu which will invalidate the need for the property owner dashboard...Training materials are under development, however they will require completion of the menu changes which are currently on hold due to health concerns of our website developer...The committee is in need of a volunteer with a technical system administration background - if you are interested in joining them, please let them know by sending an email to [comcmte@santafetrailranch.com](mailto:comcmte@santafetrailranch.com) ...the 7th Ranch Ramblings was sent out 3/16/2023. Contact the CommComm for suggestions for future newsletter content.

**B) Government Documents Review (Bill Nielsen, chair)**

There have been changes in the Colorado state laws with the CCR (Code of Regulations) which need to be considered as the process for our Covenants and Bylaws are evaluated.

The Owners Education Program is still being developed. If you have questions or topics you would like to be included in a program, let Bill Nielsen know.

**C) Roads (Carlin Craig, chair)**

Routine road work has been done to smooth out wash boarding on several roads including Cottonwood, Gallinas, Meadow Ridge, and Fisher's Peak Pkwy. Washboards are getting bad again and so the process will be repeated soon. A cul-de-sac was enlarged on Oak Way. Repairs were made following waterline repairs several times on Fox Trail and on Elk Ridge Trail. Culverts will be installed on Oak Park and Cottonwood. Current projects are putting road base on Old Mission Ridge, and plans to road base Timber Park down to Fisher's Peak Pkwy and

Meadow Ridge Lane and Squaw Creek Lane... Snow removal so far this year is just over \$10,000.

**D) Covenants (Rick Kinder, chair)**

No new complaints have been received this month

**E) Forest Health and Wildfire Mitigation (Ken Dixon, chair)**

The Grant from the Colorado State Forest Service for Financial Assistance for mitigation work has been approved and the in kind work required has begun, with approximately \$5,200 worth of in kind noted to date. All owners are asked to keep track of any work done on their property and turn that information, with photos of before and after work, to the committee. Any property maintenance work can be counted toward firewise, and mitigation work can be counted toward the grant in kind. At a future date, Rue Logging will be using Hydro-Ax machines on approximately 220 acres for improving a shaded fuel break along the SW area of the ranch. A planned FHWMC Q and A meeting was held after the POA meeting concerning the in kind and owners work needed done, how to track your time and equipment use, as well as learn more about the committee and ways to help. Contact the committee if you need more information.

**F) Finance (Mark Thomas, chair)**

The current SFTR POA balance sheet and YTD Actuals and Budget Summaries were available and discussed (see attached). There are new changes to the laws concerning liens and foreclosures that will be discussed in executive session after the regular POA Meeting today.

**G) Common Area/Community Preparedness (Bill Latham, chair)**

An upcoming CPR/First Aid class on April 29th still has a couple open spots for anyone who may be interested. Contact Bill to do so. New Preparedness workbooks are available in the MOC and from Bill for anyone interested for preparing for any possible emergency evacuation. These look to be very thorough and it is encouraged for each resident to get one. The next Preparedness Committee meeting is scheduled for May 20th at 10 am at the MOC. All are welcome to attend.

For the Common area, the dumpsters are still in the process of being fitted with smaller accesses in the heavy lids. Repairs needed for the current lids are being taken care mostly by volunteer Rodney McAnear, and we are grateful for his expertise and time.

There will be a concerted effort to work on the noxious weeds on the ranch this year, concentrating a lot on the conservancy and locusts. We need an "army" of volunteers to spray, and will be working with a short time frame as the locust need sprayed while in leaf but before they flower. A Weed committee meeting is scheduled for Tuesday, April 11 at 6 pm at the MOC, and a "Weed Out" event program for any and all is scheduled for Saturday, April 22, beginning at 10 AM.. This will feature our own Carol Rawle as speaker concerning information and identification of weeds, and there will be herbicide and Adopt-a-road signups as well. The event will either be at the MOC or at the Conservancy - watch for details on the website or contact Bill Latham for details. The control of our weeds so our ranch lands are once again healthy is important to us all.

**H) Grazing (Marty Pachelli, chair; Carol Smith, giving report)**

Reiterating the notes from February's POA meeting, there will not be cattle again this year to graze, but likely there will be grazing of cattle next year, but in reduced numbers from prior years. Full information about this decision can be found in Feb. POA meeting minutes and under the grazing Committee minutes on the website. A follow up and evaluation Grazing Committee meeting will be held this fall or winter to determine 2024 grazing. This meeting will be announced ahead on the website.

**Women's Group Report (Joni English presenting)**

Joni spoke of the camaraderie of the Women's Group and how they were so welcoming to her as a new SFTR resident. All are welcome to attend and join the group's monthly meeting in the MOC at 10 am - generally the second Saturday of each month. Next Saturday, the 15th of March will be an exception... Upcoming events will be a Ranch garage sale/craft show on Saturday, May 27th 9-1. Flyers are in the MOC and information is on the website. Any questions and reserving a space can be directed to Maureen Latham.

The annual SFTR picnic will be Saturday July 1. Upcoming details will be on the website, but mark your calendars now. Any possible raffle items can be directed to Darla Tollefson.

**New Business/From the Floor:**

No one came forward.

**Adjournment:** The POA Regular Board meeting was adjourned at 9:25 am.  
The next Meeting will be held at the MOC at 9 am on June 3.

The guests were dismissed while the POA Board went into executive session.

**Santa Fe Trail Ranch POA  
Balance Sheet  
As of February 28, 2023**

**ASSETS**

Current Assets

Checking/Savings

Total First National Bank \$ 356,282

Century Savings 155,774

Total Checking/Savings 512,056

Total Accounts Receivable 98,232

Total Current Assets 610,288

Fixed Assets

Total Fixed Assets 69,417

Less Accumulated Deprteciaiton (39,624)

Net Fixed Assets 29,793

TOTAL ASSETS \$ 640,081

**LIABILITIES & EQUITY**

Equity

Retained Earnings \$ 309,931

Total Transfer of Metro Assets (64,640)

Net Income 394,790

Total Equity \$ 640,081

TOTAL LIABILITIES & EQUITY \$ 640,081

**Santa Fe Trail Ranch POA  
2023 Actuals and Budget Summary  
February Year-to-Date**

	<u>February Year-to- Date Actuals</u>	<u>Annual Budget</u>	<u>Remaining Budget 2023</u>
<b>General Income:</b>			
Annual Dues	403,623	403,623	-
<b>Total General Income</b>	<b>\$ 403,623</b>	<b>\$ 403,623</b>	<b>\$ -</b>
<b>Other Income:</b>			
Covenant Violations	\$ -	\$ 500	\$ 500
Processing Fees/Credit Card Processing Fees	4,200	5,400	1,200
Grazing Lease	-	-	-
Interest Income	280	1,400	1,120
Finance Charges	-	2,000	2,000
Lien Fees	-	300	300
<b>Total Other Income</b>	<b>\$ 4,480</b>	<b>\$ 9,600</b>	<b>\$ 5,120</b>
<b>Total Income/Cash Available</b>	<b>\$ 408,103</b>	<b>\$ 413,223</b>	<b>\$ 5,120</b>
<b>General Expenses:</b>			
<b>Committees:</b>			
Communications	\$ 1,892	\$ 8,048	\$ 6,156
Forest Health/Wildfire Mitigation	1,655	27,300	25,645
<b>Total Committees</b>	<b>\$ 3,547</b>	<b>\$ 35,348</b>	<b>\$ 31,801</b>
<b>Administration:</b>			
Lien Fees	\$ -	\$ 250	\$ 250
Post Office	-	200	200
Mileage	35	1,000	965
Bridge Inspection	-	10,000	10,000
Credit Card Fees	454	5,900	5,446
Income Taxes	-	300	300
Accounting Services	1,320	10,420	9,100
Supplies	137	3,000	2,863
Insurance	352	7,500	7,148
Legal	135	15,000	14,865
Property Taxes	529	550	21
<b>Total Administration</b>	<b>\$ 2,962</b>	<b>\$ 54,120</b>	<b>\$ 51,158</b>
<b>Common Area:</b>			
Road Work/Bridge/Culverts	\$ 913	\$ 317,250	\$ 316,337
Snow Removal	-	30,000	30,000
Building/Equipment/Signs	135	5,500	5,366
Trash Removal	3,240	18,000	14,760
Conservancy Lease	-	658	658
Utilities	2,516	8,600	6,084
<b>Total Common Area</b>	<b>\$ 6,804</b>	<b>\$ 380,008</b>	<b>\$ 373,204</b>
<b>Total General Expenses</b>	<b>\$ 13,314</b>	<b>\$ 469,476</b>	<b>\$ 456,162</b>
<b>Net Income</b>	<b>\$ 394,790</b>	<b>\$ (56,253)</b>	<b>\$ (451,043)</b>