

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
March 20, 2004  
Sullivan Room ♦ Trinidad State Junior College

**Directors:**

	<u>Present</u>	<u>Absent</u>
Ed Hockett, President	✓	
George Gonzalez		✓
Monica Leche	✓	
Diane Rader	✓	
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	
Jerry Withington	✓	

**Guests:** Betty Ruward, Julene Gyde, Bob Gyde, Jim Davis, Joyce Wolff, Carol Rawle

- I. CALL TO ORDER ♦ Ed Hockett called this regular meeting of the Board to order at 9:07 AM.
- II. PROOF OF NOTICE ♦ Ed Hockett gave proof that proper notice of the meeting had been given. Notice was posted on the SFTR web site and on the Ranch bulletin board.
- III. ROLL CALL & DETERMINATION OF QUORUM - Seven Board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES OF PREVIOUS MEETING ♦ Jerry Withington moved that the minutes from the November 15, 2003 meeting be approved as presented. The motion passed.
- V. OLD BUSINESS:
  - A. Replacement of Director: Bob Scott nominated Bill Wenstrom to fill the vacancy on the Board. Jerry Withington moved to close nominations. The motion passed. Bill Wenstrom was elected by acclaim.
  - B. Committee Reports
    - I. Emergency Services: Ed Hockett reported that the committee met in January and February. The minutes were posted.
    - II. Communications: John Sanders and Carol Rawle reported three new features on the web site: Greetings, Picture Gallery, and the Neighborhood Watch page.

- III. State of J-Lot Integration: Ed Hockett reported that the agreement with Raton West-Baldwin Ltd. has been signed and notarized. John Sanders will have the document recorded with the county clerk. Although the Covenant committee reports that the owners of J2 are in agreement, their corresponding notarized document has not been received. Bob Scott moved to set a deadline of April 20, 2004 for their official response. The motion passed. John Sanders will send a notice.
- IV. Financial: Diane Rader moved to change the POA checking account from Community First to First National. The motion passed.
- V. Common Area: Bob Scott presented a feasibility study for a community building. He presented detailed plans to construct a 30' X 40' metal building with an attached 30' X 40' canopy in the common area for a total cost of approximately \$71,000. After a suggestion by Jim Davis to investigate grants, Bob Scott moved to research additional financing alternatives. A discussion followed concerning alternate building styles. Don Ruward moved to table Bob Scott's motion until the next Board meeting to allow alternate plans to be prepared for presentation at that time. The motion passed. John Sanders will post an announcement on the web site inviting complete and detailed proposals to be presented at the next Board meeting. These proposals will be reviewed for completeness by Don Ruward and Bob Scott prior to presentation to the Board and will be due for that review by May 1, 2004.
1. Road: The subcommittee met 03/19/04. Minutes will be posted. Since the last meeting, over four miles of road base has been applied and work is continuing on a priority basis.
- VI. Water System Update: Jim Davis reported that this winter's weather has delayed repairs, but work will resume next week. There is change in progress to a smaller contractor who has experience with the water system installation. Schrepfer Industries has graciously committed to provide whatever technical assistance they can in the future at no cost. Work will resume on the supply line from the Holiday Inn to tank one, and on the automatic controls for that section. As soon as that portion is proven, the tank one arterials will be proven, and then sanitization and acceptance can be accomplished. It is impossible to state an expected milestone date because of the unknown condition of the buried lines. However, this task will be approached in a methodical fashion, and the contractor has committed to stay on it fulltime with no interruptions. Once tank one is on line, then the supply line to tank two and its' arterials will become the next target, and the same with tank three. The pre-payment option date for the original bond is approaching, and the Metro Board will be sending notices to all property owners in a timely manner.
- VII. Covenant: Don Ruward reported that the committee met March 11 and will post minutes. Regarding the amendment of covenants, the Committee recommends that the proposed change be placed before the membership.
- VIII. Unified Database: Pat Roehl and Diane Rader are continuing to their efforts to create a

unified database.

IX. Weed Control: Bill Wenstrom will coordinate weed control efforts.

VI. NEW BUSINESS:

- A. Financial Report: Diane Rader presented the 2002 year end reports from Dixon, Waller & Co. in addition to her own 2003 and January and February 2004 reports. Bill Wenstrom moved to approve the reports as presented. The motion passed.
- B. Utilization of Ranch Resources: Ed Hockett reported that property owners have seen drilling activities on properties adjacent to SFTR. It was suggested that we research opportunities to protect our resources. Bill Wenstrom will research this issue and monitor the activities.
- C. Common Area Committee Proposals:
- I. Dues Increase: Bob Scott presented a proposal for a dues increase (see [Attachment A](#)). Bob Scott moved that this matter be put before the membership for a vote. The motion passed.
  - II. Exit 2 Ranch Entrance: Bob Scott suggested that the Road committee investigate repairing an existing POA road near exit 2. After discussion, it was decided that Bob Scott would investigate the matter further.
- D. Visiting photographers: Ed Hockett announced that he had received notification from a local agent representing a group of visiting photographers. They would like to visit the Morley site on April 2. It was determined a Ranch protocol exists for visiting groups. Ed will relay this information to the local agent.
- E. Resignation: Monica Leche announced her resignation from the Board for personal reasons effective immediately.

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING - The next regularly scheduled meeting of the Board is set for May 15, 2004 at 9:00 AM in the Sullivan Room at Trinidad State Junior College.

IX. ADJOURNMENT ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 12:10 PM.

Submitted by John Sanders, Secretary, on March 23, 2004.

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Attachment A:

**PROPOSAL FOR DUES INCREASE**

This Board of Directors must recognize that Santa Fe Trail Ranch is a growing community and has a need to

provide the expected amenities and services of any other community it's size. These services cannot be reasonably provided with our existing resources.

Growth means additional costs, and that means higher dues.

Road maintenance requirements are growing with every new resident. Cul-de-sacs, which have been ignored for years, are now occupied, adding to the road mileage to be cared for. Simply increasing dues on a lot by \$100 because it is occupied doesn't begin to offset the cost of maintenance. When we grade or remove snow, we need to do most of the roads, and will soon have to do them all.

Road basing will be a continuing requirement from now on, with a need to reapply material on ten miles of road each year.

Road base costs have increased to the point that it costs \$16,000 to \$20,000 per mile, depending on the road base used and the method of application.

This means road basing alone can cost \$160,000 to \$200,000 each year. Road grading and snow removal can cost another \$100,000 per year. Assuming these facts to be correct, the road budget alone could be as much as \$300,000.

Additional residents mean other costs, such as better gate security, more trash pickup, and more maintenance in the entrance area, such as gravelling and dressing the mailbox and dumpster parking areas.

A community building is at the point of being a Ranch necessity.

There is a need for additional culverts in numerous locations around the ranch, as well as reshaping some of the curves for safety's sake.

Eventually, our bridge will require repair and maintenance, which we should be saving for now. This will be a significant expense when it occurs.

If we increased our income \$100,000 annually, we could have a more aggressive road resurfacing program.

In order to increase our revenues that amount, the annual dues per lot would have to increase by \$220.26. This represents less than a dollar a day, and would vastly improve the quality of residency on the ranch, not to mention enhancing property values.

I know this seems like a radical change from our past policies, but we can't continue to defer attention to these very real needs any longer. We're either going to have a quality development to live in, and be willing to pay for that quality, or allow our investment to degrade to the point that we'll lose residents and property values.

The residents I've spoken with about this idea were excitedly in favor of proceeding.

I feel that we as a responsible and realistic Board should put this matter before the membership for their vote.

Bob Scott

# Santa Fe Trail Ranch POA

## Regular Board Meeting

May 15, 2004

Sullivan Room ♦ Trinidad State Junior College

**Directors Present:** Ed Hockett, Diane Rader, Don Ruward, Bob Scott, Bill Wenstrom, Jerry Withington

**Directors Absent:** George Gonzales, John Sanders

**Guests:** Aaron Franek, Francis Purswell ♦ Montoya, Bob Scott, Donna Scott, Harriet Vaugeois, Joyce Wolff, Carol Rawle, Bob Gyde, Stan Obrey, John Albert, Steve Violante, Bill Bumstead, June Stephens, Tom Stephens, Tony Riley, Jim Davis, Mike Shelton

- I. **CALL TO ORDER:** Meeting was called to order by Pres. Ed Hockett at 9:05 a.m.
- II. **PROOF OF NOTICE:** Meeting notice was posted on web site and ranch bulletin board.
- III. **ROLL CALL AND DETERMINATION OF QUORUM:** Pres. Ed Hockett called for a roll call and determined that the group of Directors listed above, as present, comprised a Quorum.
- IV. **APPROVAL OF MINUTES FROM PREVIOUS MEETING:** Minutes from March 20, 2004 were read and approved by Quorum.
- V. **OLD BUSINESS:**
  - A. **Replacement of Director:** Floor was opened for nominations for replacement director. Nomination of Flora Martinez was made by Bob Scott and seconded by Jerry Withington. No other nominations made. Vote to close nominations. Flora Martinez voted as new Director by unanimous vote.
  - B. **Water system update:** Mike Shelton presented an update on the water system. New contractor now working and is up to speed. Price for his work is 75% less than previous contractor. Contractor has begun testing lines fed by Tank #1. Board still expecting to have water in the Tank 1 area within 60 to 90 days, depending on discoveries. Several questions from the floor. Pump #1 in Starkville is being reconfigured and replaced. Mike reminded group that chlorination level in each property owner's cistern, even after the system is in operation, will still have to be monitored and be the property owner's responsibility, as it is today. Mike responded to the question as to the status of the lawsuit of the water system contractor's bonding company. Mike reports that the mediation hearing will be held June 25, 2004 at Walsenberg with the Bonding company. The water system was bonded for performance and warranty, as was the telephone system. Question regarding tap fees was asked and the fees are approx. \$5,000 for City and \$1,100 for the meter. Cost of line to cistern is property owner responsibility.
  - C. **State of J-Lot integration:** Bob Scott reported that all of the J-Lots except Morley are now in the POA and subject to the provisions of the Declaration of Covenants. Question as to status of recently sold Lot C-46 (where Tank #1 resides). Lot was always part of POA. Question from

floor regarding driveway construction across from lot J-4. Driveway was reported to be poorly placed. Road committee will investigate.

- D. **Common Area Committee Road Report:** Latest Committee meeting reports on web site. All roads being graded. Red ash will be placed in spots identified by property owners as budget allows. Placement will be on a priority basis as suggested in road committee reports on web site. Questions answered regarding roads. Red ash cost is \$10,000 per mile. Normal life of road base is 6-8 years. A small amount of road base is removed each time snow is plowed. Suggestion was made to charge all property owners the same amount in dues to help maintain roads. Bill Wenstrom pointed out this is a covenant issue. Approx. 303 lots are unimproved and 148 are listed as improved.
- E. **Common Area Committee Dues Increase:** Discussion of a dues increase of \$220 /yr/lot would add \$100,000 annually to pay for road maintenance. Motion made by Diane Rader to call a special meeting of property owners to vote on the dues increase. Seconded by Jerry Withington. Special meeting was called for August in conjunction with already scheduled Board meeting. It was suggested that an education and information campaign be mounted. Vote by Board members unanimous.
- F. **Common Area Committee Community building:** Discussion regarding a previous motion regarding the building of a community building on the conservancy. No new proposals have been received. Motion made to remove Motion from the table was unanimously approved. Motion made to continue study of alternative financing for the Community Building by Common Area Committee was made and passed unanimously.
- G. **Covenant Committee Update on Proposed Covenant Changes:** Reported that information and ballots will be prepared in parallel with the dues change proposals, and will be voted on at the Special Meeting proposed in August.
- H. **Unified Date Base project is reported to be proceeding:** Question from floor regarding the selling of mailing addresses of ranch residents to outside groups and businesses permitted? Answer was no!
- I. **Weed Project report made by Bill Wenstrom:** Conservancy has been treated. Cost of spray materials \$2,200 to date from a budget of \$4,000. Question regarding weed control on nonresident property owners. County can require property owners to take care of property. Land owner is responsible. Bill reports that he has had discussions with the railroad for the POA to treat their properties for a fee. Bill was advised by Ed Hockett to continue those discussions. Previous commercial spraying costs were about \$65 per hour.
- J. **Coal Bed Methane discussion was led by Bill Wenstrom:** Handout prepared by Bill was passed out to all attendees. Many questions and discussions from the floor regarding property owner rights and forced pooling. Motion was made by Bill Wenstrom and seconded that the POA Board contact an Oil and Gas Attorney regarding property owners' option and rights.
- K. **Fencing and Leasing report was made by Jerry Withington:** 175 to 200 pair of cattle will be

placed on the ranch around the 1st of June. Lease will be up this year and contractor would like to renew lease for another 3-5 years. Fencing contractor is trying to get chainsaw permits from Forest Service to finish fencing against the Vermejo Park property.

**VI. NEW BUSINESS:**

- A. Financial Report was presented from reports distributed to the Board by Diane Rader, Treasurer. Rate of dues collection was behind the rate for 2003. \$110,000 collected so far with \$84,000 outstanding. Roads expenditure to date \$100,000. Trash removal expense increased \$100.00 per mo. for additional dumpster. Dumpster contract to be renewed this year. Bob Scott advised to have Committee begin contract negotiations early.
- B. Legal Representation discussions began after Pres. Ed Hockett turned the meeting over to VP Bob Scott so Ed could report. Ed Hockett made a motion to engage legal representation to defend the POA against a suit currently being brought against it by Lee Phelan. Seconded by Bill Wenstrom. Discussion to engage Mr. Cowan led by Ed Hockett. Motion read and voting to engage Mr. Cowan was unanimous. Motion passed.
- C. New Member Packets were discussed as they are currently being updated. Existing materials will be used until new materials are available. Communication Committee suggests that changes be made to the Forum so that items could and should be addressed to the appropriate group for response. Matter will be discussed further by Committee.
- D. Forest Service Tanks in temporary location to be relocated as soon as ownership is verified.
- E. Numerous broken branches as result of recent storms was an issue brought up by Diane Rader. She suggested the Communications Committee advise absentee property owners of this fact so they will be aware and be able to take action to ward off possible beetle infestation.

**VII. FROM THE FLOOR:** No new items presented from the floor.

**VIII. DATE OF THE NEXT MEETING:** The next regularly scheduled meeting of the Board is set for August 21, 2004.

**IX. ADJOURNMENT:** Motion made for adjournment. Motion passed. Meeting adjourned at 11:35 a.m.

Submitted by Don Ruward, Board member, on May 21, 2004

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
August 21, 2004  
Sullivan Room ♦ Trinidad State Junior College

**Directors:**

	<u>Present</u>	<u>Absent</u>
Ed Hockett, President	✓	
George Gonzalez	✓	
Flora Martinez	✓	
Diane Rader	✓	
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	
Bill Wenstrom	✓	
Jerry Withington		✓

**Guests:** Susanne Spanner, Brad & Robin Evert, Bob & Donna Scott, Dave Skoberg & Diana Novacek, Betty Ruward, Ann Scott, Mike & Mary Jo Shelton, Frances-Purswell Montoya, June & Tom Stephens, Jeff Mattick, Paula Marshall, Steve Rening, Larry Marshall, Dan Olin, Annemarie Marek, Mary & Bob Dye, Janice & Chuck Ferrero, John Albert, Chris & Bret Bolton, Steve Bolton, Todd Nathan, Joyce Wolff, Dan Jondron, Nancy Scott, Michael G. Bahm, Mitzi A. Valdez, Carol Rawle, Jim & Carol Brister, Betty Withington, Nicole Reidy, Rick & Patty Kinder, Pamela Russell, Michelle Minion, John Woods, Janet Woods, Dave Duros, Darla Duros, Harriet Vaugeois, Tom Winchell, Nancy Allred, Val Allred, Sheryl Smith, Louis Steve Smith, Jim Davis, Heidi Frazier, Kristen Spinning, Phil Dunn, Vicki Mumma, Robert Krause.

- I. CALL TO ORDER ♦ Ed Hockett called this regular meeting of the Board to order at 10:33 am.
- II. PROOF OF NOTICE ♦ Ed Hockett gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Eight (8) Board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES OF PREVIOUS MEETING ♦ Bill Wenstrom moved that the minutes from the May 15, 2004 Regular Meeting be approved as posted. The motion passed.
- V. OLD BUSINESS

**A. Committee Reports**

1. **Emergency Services:** The committee met June 28 and posted minutes on the SFTR web site.

2. **Road:** The committee met July 16 and posted minutes on the SFTR web site.
3. **Communications:** George Gonzalez reported that since the last meeting, the committee had acted to revoke a member's SFTR web site privileges. Another member requested to have his privileges restored, and was reminded of the proper procedure. John Albert requested that the ESC Contact list on the web be updated.
4. **Water System Update:** Mike Shelton reported that leak testing has been performed on 100% of tank 1's line and 75% of tank 2's lines. Jim Davis explained the usage of the second special assessment and answered questions regarding the ongoing litigation. R.T. Scott reported that the proposed cost of the water delivery would be \$27.50 plus approximately 0.8 cents per gallon (for usage below 5000 gallons per month).
5. **Coal Bed Methane:** Bill Wenstrom reported on the results of his research since the last meeting. Bill moved that a committee be formed to investigate the possibilities further. After some discussion, Bill moved to table his motion. The motion to table passed.

## VI. NEW BUSINESS

- A. **Financial Report:** Diane Rader reported that the CPA reviewed 2003 financial statement was now available. She also mentioned that 42 letters were sent to property owners who had an outstanding balance. Bill Wenstrom moved to accept the financial report as presented. The motion passed.
- B. **Proposal to create forest management committee:** Diana Novacek moved to create a new standing committee ♦ the Fire Mitigation and Forest Health committee. The motion passed and Ed Hockett appointed Diana as the chairperson of the new committee.
- C. **Annual Meeting Preparation:** Ed asked for suggestions for programs for the Annual Meeting. Diana Novacek's new committee was asked to prepare a presentation.

## VII. FROM THE FLOOR ♦ None.

VIII. **DATE OF NEXT MEETING** - The next scheduled meeting of the Board is set for October 16, 2004 at 9:00am in the Sullivan Room at Trinidad State Junior College.

IX. **ADJOURNMENT** ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 12:01PM.

Submitted by John Sanders, Secretary, on August 22, 2004.

# Santa Fe Trail Ranch POA Special Membership Meeting

August 21, 2004

Sullivan Room ♦ Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Ed Hockett, President	✓	
George Gonzalez	✓	
Flora Martinez	✓	
Diane Rader	✓	
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	
Bill Wenstrom	✓	
Jerry Withington		✓

**Members Present:** Susanne Spanner, Brad & Robin Evert, Bob & Donna Scott, Dave Skoberg & Diana Novacek, Betty Ruward, Ann Scott, Mike & Mary Jo Shelton, Frances-Purswell Montoya, June & Tom Stephens, Jeff Mattick, Paula Marshall, Steve Rening, Larry Marshall, Dan Olin, Annemarie Marek, Mary & Bob Dye, Janice & Chuck Ferrero, John Albert, Chris & Bret Bolton, Steve Bolton, Todd Nathan, Joyce Wolff, Dan Jondron, Nancy Scott, Michael G. Bahm, Mitzi A. Valdez, Carol Rawle, Jim & Carol Brister, Betty Withington, Nicole Reidy, Rick & Patty Kinder, Pamela Russell, Michelle Minion, John Woods, Janet Woods, Dave Duros, Darla Duros, Harriet Vaugeois, Tom Winchell, Nancy Allred, Val Allred, Sheryl Smith, Louis Steve Smith, Jim Davis, Heidi Frazier, Kristen Spinning, Phil Dunn, Vicki Mumma, Robert Krause.

- I. CALL TO ORDER ♦ Ed Hockett called this special membership meeting to order at 9:01am.
- II. PROOF OF NOTICE ♦ Ed Hockett gave proof that proper notice of the meeting had been mailed to members and posted on the SFTR web site and bulletin board.
- III. INTRODUCTION AND ROLL CALL OF BOARD MEMBERS
- IV. DETERMINATION OF QUORUM ♦ More than 10% of the property owners were present or represented by proxy, which constituted a quorum of the membership.
- V. VOTING:
  - A. **Discussion of motion to amend Covenants** ♦ Diane Rader reported that prior attempts to change the covenants resulted in only 50% participation. Annemarie Marek asked about the pros and cons of changing the covenants. Jim Davis discussed the mechanism for changing the covenants. Diane Rader explained that the motion would eliminate the mortgage holders' participation in covenant changes. Harriet Vaugeois explained the desire of the active owners to

control the governance of the ranch.

- B. **Discussion of motion to increase membership dues** ♦ Bob Scott clarified the use of the increased funds, and agreed to post that info on the SFTR web site.
- C. **Ballots were distributed** and collected by John Sanders.
- D. John Sanders explained that **some proxies had been submitted without a named appointee** . In the cases where the property owners voted on issues, this will be interpreted as a desire to have John Sanders act as their appointee and register their vote. This interpretation will be posted on the web site, and any anyone who does not want their vote counted as cast can contact John Sanders to have it retracted.

VI. FROM THE FLOOR ♦ None.

VII. DATE OF NEXT MEETING - The next scheduled special membership meeting is set for September 18, 2004 at 9:00am in the Sullivan Room at Trinidad State Junior College.

VIII. ADJOURNMENT ♦ Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:18 am.

Submitted by John Sanders, Secretary, on August 22, 2004.

**Santa Fe Trail Ranch POA**  
**Special Membership Meeting**  
 September 18, 2004  
 Sullivan Room ♦ Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Ed Hockett, President		✓
George Gonzalez		✓
Flora Martinez	✓	
Diane Rader		✓
Don Ruward	✓	
John Sanders	✓	
Robert Scott		✓
Bill Wenstrom		✓
Jerry Withington	✓	

**Members Present:** Frances Purswell-Montoya, Greg Lynott, Yvonne Lynott, Beverly Myers, Donald Myers, D. Lee Phelan Sr., Dennis Scott, John Woods, Carol Rawle, Michelle Minion, Tony Riley.

- I. CALL TO ORDER ♦ Don Ruward called this special membership meeting to order at 9:01am.
- II. PROOF OF NOTICE ♦ Don Ruward gave proof that proper notice of the meeting had been mailed to members and posted on the SFTR web site and bulletin board.
- III. INTRODUCTION AND ROLL CALL OF BOARD MEMBERS ♦ See above.
- IV. DETERMINATION OF QUORUM ♦ Less than 10% of the property owners were present or represented by proxy, which did not constitute a quorum of the membership, however, the purpose of this special membership meeting was to provide the second of three opportunities for members to discuss and vote on the issues before the membership.
- V. VOTING - There was no discussion related to the issues before the membership, so ballots were distributed and collected.
- VI. FROM THE FLOOR
  - A. D. Lee Phelan suggested a POA policy on kickbacks and gifts to volunteers. Don Ruward asked Mr. Phelan to present his proposal at the next POA board meeting where a quorum was present. John Woods stated that he was unaware of any such activity.
  - B. Don read an update from the Metro District. There were questions regarding the cost of water, which was clarified to be approximately 0.8 cents per gallon (for normal usage quantities) plus a

monthly service fee of approximately \$27.50.

VII. DATE OF NEXT MEETING - The next scheduled special membership meeting is set for October 18, 2004 at 9:00am in the Massari Auditorium at Trinidad State Junior College.

VIII. ADJOURNMENT ♦ Jerry Withington moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 9:17 am.

Submitted by John Sanders, Secretary, on September 22, 2004.

**Santa Fe Trail Ranch POA**  
**Annual Property Owner's Association Meeting**  
October 16, 2004  
Massari Auditorium ♦ Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Ed Hockett, President	✓	
George Gonzalez	✓	
Flora Martinez	✓	
Diane Rader	✓	
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	
Bill Wenstrom	✓	
Jerry Withington	✓	

**Guests:** Ann Scott, Mary Dye, Jim Davis, Kay Renshaw, Elizabeth Polasek, Dan Jondron, Carol Rawle, Dave Chatelain, Linda Austin, Denny Manifold, Sandy Manifold, Janet Woods, John Woods, D. Lee Phelan, Tom Stephens, June Stephens, Dave Skogberg, Paula Marshall, Larry Marshall, Dan Loin, Bob Gyde, Julene Gyde, John Albert, Genie Albert, Carol Bates, Frances Purswell-Montoya, Courtney McBride, Stan Bett, Paul Vircsik, Mary Jo Shelton, Mike Shelton, Sheryl Smith, Jim Smith, Chris Bolton, Michelle Minion, Betty Withington, Diana Novacek, Betty Ruward, Greg Lynott, Yvonne Lynott, Harriet Vaugeois, Ben Heath, Phillip Dunn, Vicki Mumma, Flora Martinez

### Agenda

- I. CALL TO ORDER ♦ Ed Hockett called this annual meeting to order at 9:11 AM.
- II. PROOF OF NOTICE ♦ Ed Hockett gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM ♦ All nine (9) Board members were present, which made a quorum and all business official. In addition, more than 10% of the membership was represented in person or by proxy.
- IV. COLLECTION OF BALLOTS AND TALLY OF VOTES ♦ John Sanders called for all votes and proxies. In order to allow last-minute USPS mail proxies to be collected and counted, only the votes and proxies in hand were counted during the meeting, and only with respect to the board candidates. John Sanders, Diane Rader, and Jolene Gyde counted the votes, and announced that all three candidates received more than the minimum required to be elected. It was decided that all votes and proxies would be counted later. (At that time, John Sanders, Diane Rader, and Jolene Gyde counted and verified all votes and proxies and reported the results to POA President Bill Wenstrom, who announced the results. [Click Here](#) to see the tally for the special initiatives.)

## V. OLD BUSINESS

A. Committee Reports: Ed Hockett passed out copies of the committee reports.

1. **Forest Health and Fire Mitigation:** Diana Novacek passed out a budget request for review.
2. **Common Area:** Jerry Withington reported on the cattle, fencing, and grazing. The current lease allows up to 225 head of cattle, but due to poor conditions, only 142 head were brought onto the ranch. Cattle will be removed starting next Saturday October 23rd. Jerry reported that the grazing of grasses reduces wildfire danger. In response to a request for the committee to review increased tax potential of not defining ranch as agricultural, it was reported that such a reclassification would increase taxes approximately 40%. Also, it was pointed out that grazing is required in our covenants. Diane Novacek pointed out that the grazing value of cattle with respect to fire mitigation. Ed Hockett reinforced the value of grazing for fire mitigation and beneficial trail clearing with factual examples he personally experienced. Paul Vircsik reinforced the fire safety benefits of grazing cattle. Jerry Withington reported that 0.5 miles of fence is still waiting to be repaired due to the unavailability of the fencing contractor. Joyce Wolff filed a report on the conservancy which was posted on the website. Diana Novacek asked her about storm damage to the conservancy and the possibility of a volunteer clean-up effort. Joyce will research the issue and report later.
3. **Communications:** George Gonzalez reported that the committee report was posted to the website.
4. **Covenant:** Don Ruward reported that the actions of the covenant committee were very limited this year, and focused mainly on efforts to pass the covenant change issue.
5. **Emergency Services:** Michelle Minion reported that the work of the committee in 2004 focused on maintenance and improving interfaces with authorities. She mentioned that the emergency plan was put into action twice and worked well. She reminded us of Eddie Gieske's plan to use FRS channel 7 with a quiet code of 7 for communication on the ranch, and his efforts to acquire inexpensive radios for ESC and Neighborhood Watch efforts on the ranch. Contact Eddie for more information. Michelle also reminded everyone that in the event of an emergency: call 911 first, then contact your Area Leader (or someone else) so that they can meet the emergency vehicles at the gate to lead them to you. Although these emergency services are continually provided with ranch maps, their continually changing personnel are unfamiliar with our roads.
6. **Budget:** Diane Rader reported that 8% of income for 2004 was still due and new liens are being processed. Financial statements are posted on the website.

VI. NEW BUSINESS - All business was deferred to the Board formation meeting, which will follow this meeting.

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING - The date of the 2005 Annual Meeting of the SFTR POA will be determined during the board formation meeting following this meeting, and will be announced in the minutes.

IX. ADJOURNMENT ♦ Jim Davis moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 11:06 AM.

Submitted by John Sanders, Secretary and Don Ruward, on November 5, 2004

# Fate of 2004 Santa Fe Trail Ranch Property Owners Association Annual Meeting of Members Ballot Initiatives

## Covenant Issue

Issue No. 1 on the ballot was a vote to reduce the favorable voting percentage required to actually amend the existing covenants.

Per Section 7.1.1 of the covenants, any amendment requires "voting approval" of the owners of not less than 60% of the individual lots. 60% is now 272.

We received 236 valid proxies. Since we received proxies representing less than 60% of the lots, the issue automatically **FAILED**.

## Dues Issue

Issue No. 2 on the ballot was a vote to increase the "annual assessment" or POA dues by \$225 per year for each lot on the ranch.

Per Section 4.6 of the covenants, the quorum for any meeting to vote to change the dues is proxies or attendees representing 51% of the lots. 51% is now 232. As stated above, we received 236 valid proxies which demonstrated the presence of a quorum.

Per Section 4.3 of the covenants, approving a dues increase greater than the Consumer Price Index for the previous year requires an affirmative vote of at least 51% of the proxies or attendees. 57% voted in favor. The dues increase **PASSED**.

Submitted by Bill Wenstrom, President  
Board of Directors  
Santa Fe Trail Ranch POA  
10/26/2004

**Santa Fe Trail Ranch POA**  
**Annual Property Owner's Association Meeting**  
 October 16, 2004  
 Sullivan Room ♦ Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Ed Hockett, Outgoing President	✓	
Bill Wenstrom, President	✓	
John Albert	✓	
Bob Dye	✓	
George Gonzalez	✓	
Diana Novacek	✓	
Diane Rader	✓	
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	

**Guests:** Dan Jondron, Elizabeth Polasek, Ed Hockett, Dave Skogberg, Genie Albert, Betty Ruward, Ann Scott, June Stephens, Tom Stephens, D. Lee Phelan, Julene Gyde, Bob Gyde, Michelle Minion, Carol Rawle, Todd Nathan, Vicki Mumma, Phillip Dunn

- I. CALL TO ORDER ♦ Ed Hockett called this meeting of the Board to order at 11:33 AM.
- II. PROOF OF NOTICE ♦ Ed Hockett gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Nine (9) of the new board members were present, which made a quorum and all business official.
- IV. ELECTION OF OFFICERS ♦ Bob Scott nominated Bill Wenstrom for president, and Bill was elected president by acclamation. George Gonzalez nominated John Sanders for VP. Don Ruward nominated Bob Scott for VP. Both were elected. Bill Wenstrom nominated Diane Rader for Treasurer. Diane was elected. Bob Scott nominated John Sanders for Secretary/ Asst. Treasurer. John was elected.
- V. NEW BUSINESS
  - A. COMMITTEE CHAIRPERSONS - Bob was asked to continue chairing the Common Area Committee, and accepted. Diana Novacek nominated Bob Dye to chair the Communications Committee and Bob was elected. Don Ruward was asked to continue chairing the Covenants Committee, and accepted. John Albert was named as co-chair. George Gonzales nominated Diana Novacek to chair the Emergency Services Committee, and Diana was elected.
  - B. MEETING SCHEDULE ♦ After discussion, Bob Scott moved to schedule future meetings as

follows: Nov 20, Jan 22, Mar 19, May 21, Aug 20, Oct 21/22. The motion passed. Diana Novacek will make all appropriate room reservations.

- C. APPROVE BUDGET AND DUES INCREASE BY DECEMBER 1 ♦ This item was a reminder item to the board. There was no discussion.
- D. INITIATE CHANGE FOR POA CHECK SIGNERS ♦ Diane Rader will make the appropriate changes.
- E. REQUEST OF FUNDING FOR FOREST MANAGEMENT COMMITTEE ♦ After discussion about the available committee funds, it was decided that Diana Novacek would work with other committee chairs to reallocate funds.
- F. BUSINESS PRACTICE MOTION ♦ Lee Phelan asked that a policy be considered to prevent kickbacks, etc. related to POA business. No motion was made. After limited discussion, Lee retracted his request.

#### VI. FROM THE FLOOR

- A. Elizabeth Polasek requested that the POA investigate a security gate at the bridge. Tom Stephens requested that the entire perimeter be secured before a security gate is added. After discussion, it was recommended that Elizabeth coordinate a group of property owners to investigate the options and present a proposal to the board at a future meeting.
- B. Bill Wenstrom proposed that a presentation be made at a future board meeting from a CBM developer. Bob Scott moved that Bill make the arrangements for the presentation. After discussion, the motion passed with one board member in opposition.

VII. DATE OF NEXT MEETING - The next scheduled meeting of the Board is set for November 20, 2004 at 9:00am. The meeting location will be announced prior to the meeting.

VIII. ADJOURNMENT ♦ John Sanders moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 12:39 PM.

Submitted by John Sanders, Secretary, on November 5, 2004.

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
November 20, 2004  
Sullivan Room ♦ Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bill Wenstrom, President	✓	
John Albert	✓	
Bob Dye	✓	
George Gonzalez		✓
Diana Novacek	✓	
Diane Rader		✓
Don Ruward	✓	
John Sanders	✓	
Robert Scott	✓	

**Guests:** Dave Skogberg, John Woods, Harriet & Fred Vaugeois, Mary Jo & Mike Shelton, Phillip Dunn, Vicki Mumma, Eddie Gieske, Ann Scott, Linda & Chuck Austin, Tom Stephens, Steve Rening, Elaina Smith-Rening, Betty Withington, Tim & Nicole Reidy, Ed Hockett.

- I. CALL TO ORDER ♦ Bill Wenstrom called this meeting of the Board to order at 9:00 AM.
- II. PROOF OF NOTICE ♦ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Seven (7) of the board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES FROM PRIOR MEETING ♦ Several clarifications were requested. Don Ruward moved to approve the minutes as amended. The motion passed.
- V. OLD BUSINESS
  - A. COVENANT CHANGE AND DUES INCREASE ♦ Bill Wenstrom reported the results of the vote. The dues increase passed with 57% approval of the 236 votes received. The covenant change did not receive the required level of participation and automatically failed, even though 77% of the votes received were in favor of the change. Because of the low voter participation and the strong approval percentage, the board is currently investigating the process of using the Colorado Common Owner Interest Act to allow the property owners to regain control their covenants.
  - B. COMMITTEE CHAIR REASSIGNMENTS ♦ Bob Scott requested that John Albert be appointed as chair of the Road Subcommittee. Bill Wenstrom moved that John be so appointed and also that

Bob Dye be appointed as chair of the Emergency Services Committee. The motion passed.

## C. COMMITTEE REPORTS

### 1. COMMON AREA

- a. ROAD ♦ Work is still progressing as weather permits. The subcommittee is scheduled to meet immediately after today's board meeting.
- b. RANCHING (GRAZING AND FENCING) ♦ Fencing is still in progress along the border with Vermejo Park Ranch. Jerry Withington will be finalizing the 2005 grazing lease soon.

2. COMMUNICATIONS ♦ No report was given. This item will be on the agenda at the January meeting.

3. FOREST MANAGEMENT ♦ Diana Novacek reported that the new committee held their first meeting and that a full report will be posted to the web site.

4. FINANCE ♦ John Sanders moved to accept Diane Rader's 2004 Year To Date report as submitted. The motion passed.

D. CBM TASK FORCE ♦ The task force is a group of SFTR property owners that have been researching the issue of coal bed methane drilling in the area. Dave Skogberg gave a report of the group's recent meeting with a CBM developer, and John Albert gave a report of their recent trip to Vermejo Park Ranch to see their CBM project. They agreed to produce a detailed report on their research. Also, it was suggested that interested property owners download "[Oil and Gas at Your Door? A Landowner's Guide to Oil and Gas Development](#)". This 197 page document is available at [www.ogap.org](http://www.ogap.org).

E. ADOPT 2005 BUDGET ♦ Diana Novacek moved to approve Diane Rader's 2005 budget. After some discussion, John Sanders moved to table the motion until Diane is available to provide clarifications. The motion to table passed.

F. PHELAN LAWSUIT ♦ There was a hearing last week, but we have not received a full report from our lawyer.

G. WEB POSTINGS ♦ The minutes from the October annual membership and board meetings, updates to the board contact list, and future board meeting schedule have been sent to the webmaster for posting. The revised list of committees and chairs will be sent for posting as soon as possible.

H. SECURITY ♦ No report was given. This item will be on the agenda at the January meeting.

## VI. NEW BUSINESS

A. MEETINGS AT FIRE STATION ♦ Future meetings will be held at Fisher Peak Fire Protection District's Station 3 on SFTR whenever possible.

B. HOLIDAY DOLLARS ♦ The POA intends to participate in First National Bank's "Holiday Dollars" program. This will allow property owners to pay annual dues with a low interest bank loan. For more details, contact POA treasurer Diane Rader.

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING ♦ There will be a special meeting in December to approve the 2005 budget. The time and place will be announced prior to the meeting. The next scheduled meeting of the Board will be January 22, 2005 at 9:00am. The meeting location will be announced prior to the meeting.

IX. ADJOURNMENT ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 11:30 AM.

Submitted by John Sanders, Secretary, on November 22, 2004.

**Santa Fe Trail Ranch POA**  
**Special Board Meeting**  
December 11, 2004  
FPFPD Station 3 on SFTR

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bill Wenstrom, President	✓	
John Albert	✓	
Bob Dye	✓	
George Gonzalez		✓
Diana Novacek	✓	
Diane Rader	✓	
Don Ruward		✓
John Sanders	✓	
Robert Scott	✓	

**Guests:** None

- I. CALL TO ORDER ♦ Bill Wenstrom called this meeting of the Board to order at 1:01 PM.
- II. PROOF OF NOTICE ♦ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Seven (7) of the board members were present, which made a quorum and all business official.
- IV. 2005 BUDGET ♦ After discussion, John Albert moved that the following changes be made to the 2005 budget. The motion passed.
  - The recent dues increase will be added to the Road Maintenance line item in the budget and renamed "Road Improvement".
  - Bob Scott saved the POA \$7500.00 annually by changing trash removal contractors at the end of the current 3 year contract. This amount will be redistributed as follows:
    - Add \$300 to the Emergency Services Committee to return it to its original budgeted amount. (\$300 was moved from Emergency Services to the Forest Health and Wildfire Mitigation Committee at an earlier date.)
    - Add \$400 to the Admin-Other budget to cover expected increases in meeting room costs.
    - Add \$1200 to the Forest Health and Wildfire Mitigation Committee to cover expected expenses of the new committee.

- Add \$2500 to the Covenant Committee to cover the expected legal costs of the upcoming covenant changes.
  - Add \$3000 to our Emergency Reserves. These funds will eventually be required to repair our bridge.
  - Add the remainder to the Snow Removal line item, which will also be modified by any changes in the number of improved lots.
- V. DATE OF NEXT MEETING - The next scheduled meeting of the Board will be January 22, 2005 at 9:00am at the Fishers Peak Fire Protection District station on Old Mission Ridge.
- VI. ADJOURNMENT ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 2:05 PM.

Submitted by John Sanders, Secretary, on December 14, 2004.