

**Minutes from
Santa Fe Trail Ranch POA
Regular Board Meeting
February 5, 2011, 9:00 AM
Lazaro Martinez Station, SFTR**

Board Members Present;

Bob (L) Scott - President
Al Tucker - Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
Fred Streiff
J Allen Aufderheide
Linda Brown

Board Members Absent

Jim Davis – Vice President

Guests in Attendance

Joe & Leslie Modica, Tom & June Stephens, Vicki & Phil Dunn, Rick Kinder, Joyce & Walt Wolff, Patrick Roehl, Rob & Susan Coopet, Val Allred, Betty Withington, RC & Mary Ghormley, Kevin Blake, Barb Wurfel, Donna Garrett

Meeting Minutes

1. Call to order by Bob (L) Scott
2. Proof of notice determined
3. Roll call, quorum established.
4. Minutes of December 4, 2010 regular meeting approved.
5. Committee reports

A. Common Area

1. Nothing new on overgrazing of conservancy area.
2. RC Ghormley reported CK and contractor reviewed three conservancy areas and agreed that \$470/acre isn't enough for work needed. Looking at doing partial areas or obtaining a matching grant. Holding work until grant decision.
3. Several min-fuel breaks have been started. Issue has arisen about getting lot owners permission when breaks run along borders of their properties. Getting

permission will require more salesmanship and asks all POA owners to spread the word of the value of the work.

4. Reports about 40 lots requesting wildfire mitigation monies. Would like to see many more participate.

5. Board offered thanks and kudos to RC & company for all their work on the mitigation.

B. Bridge Committee

1. Bob Scott reported work is proceeding on getting RR to open the Morley exit. Trying to get county commissioners to help, has verbal approval from several commissioners. Bob noted that if Exit 2 (Morley crossing) is re-opened then there probably be only minimal work needed on steel bridge. Assumes heavy traffic would be diverted to Morley crossing.

2. Advised insurance agent that we would not be purchasing the bridge insurance policy discussed in last POA meeting.

C. Roads

1. The 2011 Road Surfacing Plan was proposed and approved by the POA Board. See Appendix for details. At \$25,000 per mile this leaves a cushion of \$150,000 after completing 4.5 miles of road work.

2. Some maintenance work was in process or completed.

3. A discussion on snow removal resulted in a request for lot owners to call in their snow depths to Al Tucker or John Noard so they can set priorities after a snowfall.

4. Recommended that next road committee meeting review and update the 'Master Snow Plowing Plan.

5. Also noted that the Road Maintenance Contract will be updated at the next Committee meeting. Changes would be submitted to POA Board for approval.

6. New pipe planned for the old Morley culvert which is collapsing.

D. Covenants

1. A Covenant Committee meeting will be scheduled before next POA Board meeting.

E. Finance

1. Treasurer (Nancy Allred) submitted Year-To-Date budget and proposed 2011 Budget (see attachments).

2. Nancy noted a legal fee of \$13,000 related to foreclosure activities on Lot D47. Money is expected to be recouped upon completion of foreclosure.

3. Nancy noted increase in 2011 dues to \$673.09 reflecting CPI rate increase.

4. Noted that 35 lot owners are on payment plans.

5. Three delinquents are going to attorney.

6. Nancy stated that people would not be added to delinquent list if arrangements are made with her.

7. Discussion to a have criteria for being on delinquent list for POA vs Metro delinquents the same. Determined different legal requirements made different criteria necessary.

8. Board approved proposed 2011 Budget.

F. Communications

1. J Allen Aufderheide noted that he has not received responses to his inquiries at Qwest regarding feasibility of getting DSL on ranch. 'J' will continue his efforts.
2. J noted that Qwest hasn't requested the \$2000 to do a technical study yet. J not sure if study is done/underway/or whatever.

G. Community Preparedness

1. John Parker had nothing to report.

6. New business

1. Joe Modica was concerned with the current and future noise coming from the Pioneer gas operations on the west side of the ranch. Joe will continue to contact and work with Pioneer regarding noise mitigation. Bob Scott offered to assist if necessary. Joe noted that Pioneer is adding about 120 new wells in 2011. Joe asked to be contacted if anyone has similar noise concerns. Tom & June Stephens noted they hear significant well noise at their home at the NW corner of the ranch.

2. Special note was made of attendance at meeting of Pat Roehl. Pat (up from his home in Florida) is our webmaster and contributes significant amounts of his time to maintaining our excellent SFTR web site. The Board offered its most sincere appreciation for his work.

3. It was mentioned from floor that there is a new cell phone company coming to this area in 2011.

7. Next regular meeting is April 2, 2011.

8. Meeting was adjourned.

2011 Road Surfacing Plan

Road	Mileage	Last Completed	Comments
Gallinas Parkway Plan	2.0	2002	Phase 1 of 3 year
Tall Oaks	1.1	2002	
Aspen Tr.	0.3	Never	
Fisher Peak Old Mission	0.3	2009	Continue on hills
Elk Park base on bad curve	0.1	2004	Red ash needs road base
Elk Ridge Trail base where water line installed	0.2	2004	Red ash needs road base
Squirrel Ln	0.1	Never	Road base in low area More work if \$\$ allow
Westwood Dr.	0.4	Never	
Total	4.5 Miles		

Santa Fe Trail Ranch POA

BUDGET 2011 - Comparison to 2010 - Fiscal year beginning January 1, 2011

	2010	2011	Increase	
	Budget	Budget	(Decrease)	
2009 Carryforward for Road Maint & Bridge Upgrading	132,559	137,895	5,336	
Annual Dues - 453 lots @ \$665.77 per lot	301,594	304,910	3,316	453 Lots @ \$673.09
Less: Reserve for Bridge Upgrading	-100,000	-100,000	0	
Less: Allowance for Bad Debt	-9,987	-6,731	3,256	Projecting 10 lots @ \$ 673.09
Total Cash	<u>324,166</u>	<u>336,074</u>	<u>11,908</u>	
Grazing Lease	0	0	0	
Interest (general only)	2,500	2,500	0	
Finance Charges	2,000	2,000	0	
Conservancy Trust Fund	600	400	-200	
Lien Fees	100	100	0	
Other	0	0	0	
Total GENERAL INCOME	<u>329,366</u>	<u>341,074</u>	<u>11,708</u>	
GENERAL EXPENSES				
Admin - Accounting Services	8,200	8,200	0	Accounting + tax = \$600/month, Annual CPA review = \$1000
- Supplies	1,500	2,000	500	Postage & Office Supplies
- Insurance	4,000	5,200	1,200	Increase in liability insurance
- Legal	10,000	10,000	0	
- Property Taxes	550	550	0	
- Other	3,500	3,000	-500	Rental for Station 3, Lien Fees, Income Taxes
Total ADMIN	<u>27,750</u>	<u>28,950</u>	<u>1,200</u>	
Common - Road Work	256,042	263,511	7,469	Amount equals 2010 budget plus additional funds carry over
- Snow Removal	21,039	25,913	4,874	Any excess to be used on Road Maintenance
- Bldg/equip	1,000	1,000	0	
- Trash Removal	13,200	13,200	0	\$1,100 per month
- Weed Control	3,635	2,000	-1,635	Includes \$3500 for weed control & \$135 for Weed Razer
- Greenlands	500	500	0	
- Utilities	1,200	1,000	-200	
Total COMMON	<u>296,616</u>	<u>307,124</u>	<u>10,508</u>	
Communications	500	3,000	2,500	Includes \$2000 for Qwest DSL study and \$1000 for annual meeting mailing
Covenant Committee	1,000	1,000	0	
Depreciation Expense	N/A	N/A	0	Non-cash item, not budgeted for
Community Preparedness	3,500	1,000	-2,500	
Total GENERAL EXPENSES	<u>329,366</u>	<u>341,074</u>	<u>11,708</u>	
NET GENERAL	<u>0</u>	<u>0</u>	<u>0</u>	
NET INCOME (LOSS)	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2010

	POA	Total Thru Dec YTD 2010	Original	Adjust	Revised	Over (Under)	
			Budget	Budget	Budget	Budget	
GENERAL INCOME							
Carry forward for Roads & Bridge	132,559	132,559	132,559		132,559	0	
Annual Dues	301,594	301,594	301,594		301,594	0	453 Lots @ \$665.77 per lot
Less: Reserve for Bridge Upgrading	-4,280	-4,280	-100,000		-100,000	95,720	
Less: Change in Accounts Receivable	6,813	6,813	-9,987		-9,987	16,800	Projecting 15 lots at \$665.77
Total DUES	436,686	436,686	324,166	0	324,166	112,520	
Grazing Lease	1,100	1,100	0		0	1,100	
Interest (general only)	2,322	2,322	2,500		2,500	(178)	
Finance Charges	4,489	4,489	2,000		2,000	2,489	
Conservancy Trust Funds	357	357	600		600	(243)	
Lien Fees	825	825	100		100	725	
Other	0	0	0		0	0	
Total CASH	445,779	445,779	329,366	0	329,366	116,413	
GENERAL EXPENSES							
Admin - Accounting Services	8,200	8,200	8,200		8,200	0	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,948	1,948	1,500	448	1,948	0	
- Insurance	5,120	5,120	4,000	1,120	5,120	0	
- Legal	2,300	2,300	10,000	-1,120	8,880	(6,580)	
- Property Taxes	402	402	550		550	(148)	
- Other	2,320	2,320	3,500	-448	3,052	(732)	
Total ADMIN	20,290	20,290	27,750	0	27,750	(7,460)	
Common - Road Work	250,891	250,891	256,042		256,042	(5,151)	
- Snow Removal	16,165	16,165	21,039		21,039	(4,874)	
- Fence Repair	0	0	0		0	0	
- Bldg/equip	683	683	1,000		1,000	(317)	
- Trash Removal	13,200	13,200	13,200		13,200	0	
- Weed Control	2,825	2,825	3,635		3,635	(810)	
- Greenlands	500	500	500		500	0	
- Utilities	877	877	1,200		1,200	(323)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0		0	0	
Total COMMON	285,141	285,141	296,616	0	296,616	(11,475)	
Communications	958	958	500	455	955	3	
Covenant Committee	0	0	1,000	-455	545	(545)	
Depreciation Expense	1,902	1,902	0		0	1,902	Not a cash item
CPC	1,731	1,731	3,500		3,500		
Total COMMITTEE EXPENSE	4,591	4,591	5,000		5,000	(409)	
Total DISBURSEMENTS	310,022	310,022	329,366	0	329,366	-19,344	
NET	135,757	135,757	0	0	0	135,757	
NET CASH	135,757	135,757	0	0	0		NET CASH BUDGET
Cash in Bank							
Checking	5,000	5,000	Difference between Net Income & Total Cash in Bank = \$2138 - Pre-paid taxes & Depreciation				
Money Market Account	37,175	37,175					
Reserve	95,720	95,720					
Total Cash in Bank	137,895	137,895					
Total Accounts Receivable	20,069	20,069					

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2011

POA	Total Thru Jan YTD 2011	Original	Adjust	Revised	Over (Under)	
		Budget	Budget	Budget	Budget	
GENERAL INCOME						
Carry forward for Roads & Bridge	137,895	137,895		137,895	0	
Annual Dues	304,910	304,910		304,910	0	453 Lots @ \$665.77 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000	-100,000	100,000	
Less: Change in Accounts Receivable	-92,863	-92,863	-6,731	-6,731	-86,132	Projecting 15 lots at \$665.77
Total DUES	349,942	349,942	336,074	0	336,074	13,868
Grazing Lease	0	0	0	0	0	
Interest (general only)	132	132	2,500	2,500	(2,368)	
Finance Charges	191	191	2,000	2,000	(1,809)	
Conservancy Trust Funds	0	0	400	400	(400)	
Lien Fees	0	0	100	100	(100)	
Other	0	0	0	0	0	
Total CASH	350,265	350,265	341,074	0	341,074	9,191
GENERAL EXPENSES						
Admin - Accounting Services	600	600	8,200	8,200	(7,600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	0	0	2,000	2,000	(2,000)	
- Insurance	0	0	5,200	5,200	(5,200)	
- Legal	13,264	13,264	10,000	10,000	3,264	
- Property Taxes	0	0	550	550	(550)	
- Other	96	96	3,000	3,000	(2,904)	
Total ADMIN	13,960	13,960	28,950	0	28,950	(14,990)
Common - Road Work	14,030	14,030	263,511	263,511	(249,481)	
- Snow Removal	0	0	25,913	25,913	(25,913)	
- Fence Repair	0	0	0	0	0	
- Bldg/equip	0	0	1,000	1,000	(1,000)	
- Trash Removal	1,100	1,100	13,200	13,200	(12,100)	
- Weed Control	0	0	2,000	2,000	(2,000)	
- Greenlands	0	0	500	500	(500)	
- Utilities	72	72	1,000	1,000	(928)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0	0	0	
Total COMMON	15,202	15,202	307,124	0	307,124	(291,922)
Communications	3	3	3,000	3,000	(2,997)	
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	
CPC	0	0	1,000	1,000	(1,000)	
Total COMMITTEE EXPENSE	3	3	5,000	0	5,000	(4,997)
Total DISBURSEMENTS	29,165	29,165	341,074	0	341,074	-311,909
NET	321,100	321,100	0	0	0	321,100
NET CASH	321,100	321,100	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	3,449	3,449	Difference between Net Cash & Cash in Bank = \$6560 - A/P			
Money Market Account	224,211	224,211				
Reserve	100,000	100,000				
Total Cash in Bank	327,660	327,660				
Total Accounts Receivable	102,932	102,932				

**Minutes from
Santa Fe Trail Ranch POA
Regular Board Meeting
April 2, 2011, 9:00 AM
Lazaro Martinez Station, SFTR**

Board Members Present;

Bob (L) Scott – President
Jim Davis – Vice President
Al Tucker - Vice President
Nancy Allred - Treasurer
John Parker – Secretary
Fred Streiff
J Allen Aufderheide
Linda Brown

Board Members Absent

John Noard

Guests in Attendance

Tom Stephens, RC & Mary Ghormley, Don Blake, Ernie Parker, Val Allred, Monte Beaver, John Albert, Joe Richards, Rob & Susan Coopet, Jody & Joel Cox, Judy & George Sharp, Tony Riley, Donna Garrett

Meeting Minutes

1. Call to order by Bob (L) Scott
2. Proof of notice determined
3. Roll call, quorum established.
4. Minutes of February 5, 2010 regular meeting approved.
5. Committee reports

A. Common Area

1. Meeting scheduled with rancher to discuss overgrazing of the conservancy.
2. Mitigation Work:

43 lots have signed up for individual mitigation, still trying to interest more property owners in participating. Michelle Blake coordinating effort. Tony Riley is working on mini fuel breaks and is trying to get property

owners bordering breaks to allow work. Tony will be working up a map showing current and proposed fuel breaks. Noted work on south Fox Trail as example of work being done.

Conservancy areas being proposed as demonstration site to show how fuel breaks appear after work completed.

Hoping to get 2nd grant which would increase funds available from \$470 to \$1200 per acre.

B. Bridge Committee

1. Jim Davis presented draft of letter to county commissioners requesting their backing to open the Morley crossing (Exit 2). Letter approved by board. As soon as this letter is in hand, the Metro will start legal proceedings to open the crossing.
2. Bob Scott proposed to supply a rolling scaffold to the Association which allows access to the underside of the bridge for maintenance activities (painting, inspection, minor welding etc.). This would obviate the need for working on RR property and paying associated expenses (ex: two flagmen for \$2000/day). Board approved the approximate price of \$6000 for this work.

C. Roads

1. Reported there has been one snow plowing this YTD.
2. General road grading will proceed when there is sufficient moisture to be effective.
3. The road committee met to upgrade the contract between the POA and our road contractor. New Road Maintenance Contract was reviewed with changes and approved by Board.
4. Noted that State contractor working on the Morely Mine cleanup will do road maintenance from the bridge to tunnel 2 for the wear caused by their trucks.

D. Covenants

1. A Covenant Committee meeting was held to review the recommendations of Counsel concerning Covenant enforcement and a schedule of fines. An updated version of the Covenants incorporating these and other changes mandated by the State Statute was drafted for review by the Board. Update was discussed and approved by the Board.
2. Updated Covenants will be recorded with County recorder.

E. Finance

1. Treasurer (Nancy Allred) submitted Year-To-Date P&L statement (see attachment).
2. Nancy noted a legal fee of \$13,000 related to foreclosure activities on Lot D47. Money is expected to be recouped upon completion of foreclosure which is scheduled for April 27.

3. Reported there are 22 non-payers with no response to Treasurer's notices. The non-payers will have liens established and be entered on the delinquency list.
4. Noted that 66 lot owners are on payment plans.
5. Suggested future discussion on payment plans adding interest or fees to payment plans.
6. The proposed 'POA Accounting Duties' draft was approved by the Board. See attachments.

F. Communications

1. J Allen Aufderheide noted that he has not received responses to his inquires at Qwest regarding feasibility of getting DSL on ranch. 'J' stated Qwest is DOA.
2. General discussion of new provider in area (Vaiero) who may request a site on ranch for a tower. Vaiero would require a permanent easement for such a tower. Vaiero would be providing telephone and 4G wireless from tower(s). Waiting for Vaiero to complete their engineering study of possible sites.

G. Community Preparedness

1. Community Preparedness committee meeting scheduled for 4/9/2011.

6. New business

1. Question from floor about need for Covenant provision concerning wind towers and similar structures. It was noted that POA can't impose 'Unreasonable Restrictions on energy savings devices' per state law.

7. Next regular meeting is June 4, 2011.

8. Meeting was adjourned.

POA Accounting Duties

- 1. Prepare Monthly Financial Statements**
 - A. Pay Accounts Payable**
 - B. Collect & Post Accounts Receivable**
 - C. Reconcile Bank Statement**
 - D. Prepare Statement to be Distributed to Board & Website**
 - E. Prepare A/R Aging to be Posted on Website**
 - F. Verify that items are posted correctly & payables are properly documented and approved**

- 2. Property Owner Interaction**
 - A. Field telephone calls from owners regarding amounts due**
 - B. Communicate with Webmaster regarding Ownership/Address Changes**
 - C. Maintain Owner Data in Conjunction with Website Data**

- 3. Accounts Receivable**
 - A. File Liens and Lien Releases as needed**
 - B. Prepare & Mail Monthly & Annual Statements as Needed**
 - C. Maintain A/R Files - i.e. check copies, correspondence from owners**
 - D. Prepare Bank Deposits & take to Bank**

- 4. Post Office Box**
 - A. Collect Mail at Post Office as needed**

- 5. Annual CPA Review**
 - A. Prepare Annual Statements for CPA Review**
 - B. Interact with CPA - i.e. answer questions, provide documentation**

- 6. POA Responsibilities**
 - A. Fee paid to Nancy Allred - \$600/month - paid monthly in arrears**
 - B. POA to pay for postage and supplies - software (QuickBooks), envelopes, paper, printer ink cartridges**

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2011

	POA	Total Thru Mar YTD 2011	Original	Adjust	Revised	Over (Under)	
			Budget	Budget	Budget	Budget	
GENERAL INCOME							
Carry forward for Roads & Bridge	137,895	137,895	137,895		137,895	0	
Annual Dues	304,910	304,910	304,910		304,910	0	453 Lots @ \$673.09 per lot
Less: Reserve for Bridge Upgrading	-3,000	-3,000	-100,000		-100,000	97,000	Bridge scaffold expense
Less: Change in Accounts Receivable	-49,218	-49,218	-6,731		-6,731	-42,487	Projecting 15 lots at \$673.09
Total DUES	390,587	390,587	336,074	0	336,074	54,513	
Grazing Lease	0	0	0		0	0	
Interest (general only)	422	422	2,500		2,500	(2,078)	
Finance Charges	404	404	2,000		2,000	(1,596)	
Conservancy Trust Funds	0	0	400		400	(400)	
Lien Fees	0	0	100		100	(100)	
Other	0	0	0		0	0	
Total CASH	391,413	391,413	341,074	0	341,074	50,339	
GENERAL EXPENSES							
Admin - Accounting Services	1,800	1,800	8,200		8,200	(6,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	155	155	2,000		2,000	(1,845)	
- Insurance	0	0	5,200		5,200	(5,200)	
- Legal	14,292	14,292	10,000		10,000	4,292	
- Property Taxes	430	430	550		550	(120)	
- Other	424	424	3,000		3,000	(2,576)	
Total ADMIN	17,101	17,101	28,950	0	28,950	(11,849)	
Common - Road Work	31,725	31,725	263,511		263,511	(231,786)	
- Snow Removal	5,715	5,715	25,913		25,913	(20,198)	
- Fence Repair	0	0	0		0	0	
- Bldg/equip	0	0	1,000		1,000	(1,000)	
- Trash Removal	3,300	3,300	13,200		13,200	(9,900)	
- Weed Control	0	0	2,000		2,000	(2,000)	
- Greenlands	0	0	500		500	(500)	
- Utilities	185	185	1,000		1,000	(815)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0		0	0	
Total COMMON	40,925	40,925	307,124	0	307,124	(266,199)	
Communications	3	3	3,000		3,000	(2,997)	
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	1,000		1,000	(1,000)	
Total COMMITTEE EXPENSE	3	3	5,000	0	5,000	(4,997)	
Total DISBURSEMENTS	58,029	58,029	341,074	0	341,074	-283,045	
NET	333,384	333,384	0	0	0	333,384	
NET CASH	333,384	333,384	0	0	0		NET CASH BUDGET
Cash in Bank							
Checking	4,302	4,302	Difference between Net Cash & Cash in Bank = \$1342 - A/P				
Money Market Account	230,424	230,424					
Reserve	100,000	100,000					
Total Cash in Bank	334,726	334,726					
Total Accounts Receivable	59,287	59,287					

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
6 Aug 2011, 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott - President
Al Tucker - Vice President
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown

Directors Absent:

Jim Davis – Vice President
Nancy Allred - Treasurer
Fred Streiff

Guests Present:

Ernie Parker, Don Roward, Doris Noard, Tom & June Stephens, Ann Scott, Patty Kinder, Donna Garrett, Steven & Dena Wagner, Rick Kinder, Rob & Susan Coopet, Joe & Leslie Modica, Charlette Aufderheide, RC Ghormley

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 2 July 2011 regular meeting
5. Committee reports

Common Area

- ⤴ Acquiring grant for pond dredging is very cumbersome. Will try 'Erosion Control' approach as alternative.
- ⤴ Conservancy grant \$\$ contact (CK) has been very busy. Will wait for him to slow down some.
- ⤴ The pond cattails are being 'controlled' by a beaver taking up residence in the pond.

Mitigation report-RC Ghormley

- ⤴ Work slow due to dry weather and CK unavailability.
- ⤴ Continuing work on individual lots, min-breaks and the conservancy break. About 30 individual lot plans approved so far.
- ⤴ Conservancy work still planned to be done by contractor.
- ⤴ RC hoping CK can make presentation at annual meeting
- ⤴ Question from floor, 'Can the conservancy be reseeded next year'. RC will look into question.
- ⤴ RC requested to have map of planned fuel breaks available for annual meeting.

Bridge Committee

- ⤴ Bob Scott and Jim Davis still working on application to the PUC to open Exit 2. Kevin Blake did surveying for required drawings. Special 'Thanks!!' to Kevin who contributed his time and skills for this effort. Drawing prints being ordered.

Road Committee

- ⤴ 3.2 miles of Gallinas Pkwy, Aspen Trail and Fishers Peak completed.
- ⤴ Gallinas work more expensive (\$56,000 vs \$25,000 est.) due to it being wider and requiring thicker road-base (main road).
- ⤴ Keeping an eye on the snow budget.
- ⤴ Speeding is still a problem and accounts for much of the premature road wear we are experiencing.
- ⤴ Use of speed bumps was recommended.
- ⤴ Covenant Committee will discuss speeding problem at their next meeting.
- ⤴ An impact fee for new construction was discussed. Will be considered.
- ⤴ Road committee will begin holding monthly meetings
- ⤴ Buying a share in one of the chippers on the ranch was suggested. Will be researched.

Covenants Committee

- ⤴ August meeting planned. Date/time will be posted.
- ⤴ Next meeting will review situation of Lot J5 (Morely Mine) not paying dues.
- ⤴ Review & possible upgrade of Bylaws will be discussed.
- ⤴ Legal options regarding speeding will be discussed.

Finance Committee

- ⤴ No Treasurer's Report – Nancy absent.
- ⤴ See attachment for P&L Statement through 7/31/11.

Communications Committee

- ⤴ Nothing new to report. No hope for Qwest at this time

Community Preparedness Committee

- ⤴ Appreciation expressed for July 4th week end 'Gate Sitters'.
- ⤴ Board approved investigating various types of automated dialing systems. Dr. J Aufderheide has volunteered to do research.
- ⤴ Dr. J mentioned he has found a lease service for emergency notifications. Will include in his report.
- ⤴ CPC will be resurveying SFTR to update its emergency call lists. Will research best method(s) of storing data.
- ⤴ Generally agreed that updating the emergency map is not needed (too expensive).
- ⤴ Suggestion from floor that a packet of maps and other emergency information be kept available for emergency responders at the guard shack. Will be discussed by CPC.

6. New business

- ⤴ Pine beetle damage – John Noard. CK will be discussing at annual meeting. Be aware that dry conditions lead to increased Pine Beetle infestation.
- ⤴ Do what you can about thistles around your property. Only minor spraying done this year due to weather.
- ⤴ Question from floor: 'Why are we paying \$1000 to do secret ballots'. Bob Scott – 'Required by our covenants'.

7. Next regular meeting 8 Oct 2011

8. Adjourn

Appendix

Santa Fe Trail Ranch POA Profit & Loss Year to Date Through July 31, 2011

Ordinary Income/Expense	
Income	
Annual Dues	304,909.77
Grazing Lease	0.00
Interest Income	821.78
Finance Charges	2,063.36
Lien Fees	250.00
Conservancy Trust Fund	1,728.94
Other	0.00
	<hr/>
Total Income	309,773.85
	<hr/>
Expenses	
Accounting	4,200.00
Supplies	618.51
Insurance	0.00
Legal Fees	-5,259.11
Property Taxes	429.94
Other	1,224.03
Bridge Engineering	0.00
Road Maintenance	201,327.51
Snow Removal	5,715.00
Building/Equipment/Signs	0.00
Trash Disposal	7,700.00
Weed Control	1,728.94
Greenlands Lease	500.00
Utilities	447.46
Community Preparedness	0.00
Communications	41.89
Depreciation	0.00
	<hr/>
Total Expenses	218,674.17
	<hr/>
Net Income	91,099.68
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Minutes
Santa Fe Trail Ranch POA
Special Board Meeting
20 Aug 2011, 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott - President
Al Tucker - Vice President
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Jim Davis – Vice President
Nancy Allred - Treasurer
Fred Streiff

Directors Absent: None

Guests Present: None

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Voted to go into Executive Session to discuss:
 - ⌘ Road Contract
 - ⌘ Legal Counsel liaison
5. Came out of Executive Session
6. Proposal made and approved to review the Road Contract. Road Committee to undertake first draft.
7. Proposal made and approved to make the POA Board officers (as described by Article VII of the Bylaws) the liaison between the Board and the POA legal counsel.
8. Proposal made and approved to amend Article VI (Committees) of the Bylaws. The Covenant Committee will undertake an initial draft.
9. Al Tucker resigned as Chairman of the Road Committee. Chairman position was assumed by John Noard with approval of Board.
10. Adjourned meeting.

Minutes
Santa Fe Trail Ranch POA
Annual Board Meeting
8 October, 2011, 9:00 AM
TSJC Campus, Trinidad

Directors Present:

Bob (L) Scott – President
Jim Davis – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Fred Streiff

Directors Absent:

Al Tucker - Vice President

Guests Present:

Fred & Harriet Vaugeois, Jerry & Betty Withington, G.W. & Carol Riles, Donna Garrett, Sharon Sorenson, Ernest Parker, Walt Wolff, Ann Scott, Jodi Riley, Tony Riley, Cheryl & Barry Benware, Alice Hanson, Brett Chaubers, Robert & Cathy Jones, Carol Alfs, Shirley Lambert, Flora Martinez, Don & Betty Ruward, Greg & Joan Beaumont, Carol Bates, James Leffingwell, Steve Rening, Pamla & Larry Marshall, Phillip Dunn, Doris Noard, Elda & Jerry Harbour, Chuck & Linda Austin, Steve & Susan Edhelm, Mark & Kim Pronovich, Linda Klebba, Frances Purswell-Montoya, Robert Krause, June & Tom Stephens, Carol & Jeff Smith, Ron & Sarah Pretzer, RC & Mary Ghormley, Maryanne & Bob Coelln, phillip & Lynn Gomez, Don Blake, Barbara Sandgren, Jesse Manzanares, Deb Roberts

1. Call to order by Bob Scott
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 9 October 2010 regular meeting
5. Introduction of Candidates
 - Nancy Allred
 - Jerry Harbour
 - John Sanders
 - Tony Riley

6. Call for Ballots – Ernie Parker & Don Ruward volunteered to do count.

5. Committee reports

Common Area - Linda Brown

- ⤴ Not much new since last year regarding conservancy.
- ⤴ Fire mitigation plan put together for conservancy.
- ⤴ No conservancy work due to dry weather. Will await State Forester's go ahead for Spring work
- ⤴ Still looking for grant money for pond dredging.

Road Committee

- ⤴ Written report presented by John Noard
- ⤴ Most roads graded at least once.
- ⤴ Lots of bar ditch work done.
- ⤴ A lot more ditch & culvert work being planned.
- ⤴ Possible new contract will be discussed at the December meeting.

Bridge Committee

- ⤴ Key to amount of bridge work is final determination of Morley crossing. Kevin Blake is working on the drawings for the PUC application to re-open the Morley grade crossing. Most other information required for the application has been collected.
- ⤴ Question: 'Where is the Morley crossing?' Grade crossing (at Exit 2) existed for about 60 years. Closed in 1961 by County approval when Mining operations ceased.
- ⤴ All railroads with trackage in the state contribute money to a grant fund partially used for the purpose of funding crossing installations. If PUC approves reopening, that fund money could help pay for it.
- ⤴ Question: 'What about existing tunnel by the cattle corral?' Not feasible because of to the dimensions and demographics of expected traffic. Would also have problems with the stream running through the roadway. The proposed Morley grade crossing has been determined to be a better long term solution.

Covenant Committee

- ⤴ Main effort was to add policy, process and remedies for Covenant Violations in accordance with Colorado Common Interest Ownership Act.
- ⤴ Three concerns from residents were addressed in the August Committee meeting.
- ⤴ No fines or other actions have been yet been required of the Committee.

Finance Committee

- ⤴ Nancy Allred handed out YTD (thru 9/30) report.
- ⤴ Expenses under budget YTD and no changes expected by year end.
- ⤴ \$23,798 receivables from people making payments and they are paying.
- ⤴ Metro receivables down – one reason – they accept credit cards. POA considering use of credit cards, but need to review costs.
- ⤴ Delinquency List – three at top of list are in bankruptcy.

Communications Committee

- ⤴ Commended Pat Roehl for migration of Web site to new format. Done very professionally.
- ⤴ Ham operators on ranch looking for new members. Will help with training for FCC license. Ham operators could be good emergency communications asset.
- ⤴ Rotating business ads on Web site are now functional.
- ⤴ Summarized current Internet services: ComSol, Satellite, Verizon, Viera (coming).
- ⤴ Suggested ComSol customers contact company, as they have new technology being installed which could improve reception.
- ⤴ Communications Committee suggested Community Preparedness Committee recommend a Reverse 911 plan for ranch use only. CPC will be making proposal to POA Board.

Cattle – Jerry Withington

- ⤴ No cattle this year due to weather, don't know about next year.
- ⤴ Some Counties up North are getting very aggressive with taking away some agricultural exemptions which resulted in 10x increase in taxes.
- ⤴ Recommended we review the rules to preserve our exemption.

Addresses – Tony Riley

- ⤴ New Homeland Security ruling that you can't get a ranch mailbox until you get a Temporary/Permanent Certificate of Occupancy for the house.
- ⤴ County will still issue addresses prior to building but advises you wait until you have a building permit.

Mitigation report-RC Ghormley

- ⤴ Working on approvals from lot owners adjacent to Conservancy to proceed with fuel breaks. Plan must be approved. Linda Brown – Conservancy, Tony Riley – Area Projects, Michele Blake – individual lots, State Forester approves lot plans.

Community Preparedness Committee – John Parker

- ⤴ Working on Reverse 911 service for POA use only. County Reverse 911 not reliable. Plans to present proposal at December POA meeting

Ballot Results

- ⤴ Nancy Allred – 158
- ⤴ John Sanders – 102
- ⤴ Jerry Harbour – 99
- ⤴ Tony Riley - 114

6. Business from Floor

- ⤴ W omens Group – Kim Pronovich: Meet once a month. Still selling Logo-wear and cookbooks. Re-did bulletin board. Planning Xmas party at Tequilas, womens group pays for desert. Thinking of moving picnic to fall (cooler).
- ⤴ John Noard – limited amount of weed spraying this year due to weather. Weeds will probably be heavy next year, will need extra help in spring.
- ⤴ Question from floor: 'Why are we paying \$1000 to do secret ballots'. Bob Scott – 'Required by our State Statute and our covenants'.

7. Next annual meeting 6 Oct 2012.

8. Adjourn.

Appendix

Santa Fe Trail Ranch POA Profit & Loss Year to Date Through July 31, 2011

Ordinary Income/Expense	
Income	
Annual Dues	304,909.77
Grazing Lease	0.00
Interest Income	821.78
Finance Charges	2,063.36
Lien Fees	250.00
Conservancy Trust Fund	1,728.94
Other	0.00
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Expenses	
Accounting	4,200.00
Supplies	618.51
Insurance	0.00
Legal Fees	-5,259.11
Property Taxes	429.94
Other	1,224.03
Bridge Engineering	0.00
Road Maintenance	201,327.51
Snow Removal	5,715.00
Building/Equipment/Signs	0.00
Trash Disposal	7,700.00
Weed Control	1,728.94
Greenlands Lease	500.00
Utilities	447.46
Community Preparedness	0.00
Communications	41.89
Depreciation	0.00
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Total Expenses	218,674.17
	<hr/>
Net Income	91,099.68
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Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
8 October, 2011, 1:00 PM
TSJC Campus, Trinidad

Directors Present:

Bob (L) Scott – President
Jim Davis – Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

None.

Guests Present:

Attendee names not collected.

1. Call to order by Bob Scott
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 6 Aug 2011 regular meeting
5. Election of Officers – See results above
6. Assignment of Committee Chairpersons

Common Area – Linda Brown
Road Committee – John Noard
Covenant Committee – Jim Davis
Finance Committee – Nancy Allred
Communications – J. Aufderheide
Addresses – Tony Riley
Grazing and Fencing – Jerry Withington
Community Preparedness – John Parker

7. Meeting dates for the coming term are Dec 3, 2011
Feb 4, 2012
Apr 7, 2012

Jun 2, 2012
Aug 4, 2012
Oct 6, 2012

8. Other Items

A. J Aufderheide asked that the discussion of possible upgrading of all Ranch roads be accomplished through the Metro's ability to issue bonds. Will be discussed at next Road Committee meeting, with a recommendation to be made to the Board.

B. Jim Davis noted current 20 year bond rates are 4 5/8% to 5 3/8%.

C. Approved transfer of snow removal account balance to road maintenance. Noted that if a shortfall occurs in snow removal fund money could be transferred from emergency fund as has occurred in past, with the understanding that the emergency account would have to be replenished immediately after the first of the year.

9. Meeting Adjourned

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
3 December, 2011, 1:00 PM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott – President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

Jim Davis – Vice President

Guests Present:

Doris Noard, Val Allred, Mary & RC Ghormley, Betty & Jerry Withington

1. Call to order by Bob Scott
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 8 Oct, 2011 regular meeting.
5. Committee Reports

Common Area

Linda Brown working with Howard Hallman to get Conservancy area reseeded at no cost to POA

RC reported 10 lots finished mitigation are awaiting CK review and OK for payment.

RC to write up a conservancy plan.

Bridge

Nothing new reported. Waiting for drawings from Kevin Blake (expected by 12/9/11).

Roads

John Noard discussed just completed culvert & ditch survey. Culverts were rated on a 1 to 4 scale which will be used as basis for prioritizing work on same. John thanked the many volunteers who assisted with the survey.

Noted that some culvert/ditch work was started but on hold till weather improves.

Noard noted that new communications radios were being provided to Garretts which should help coordinate and communicate efforts of road crews.

Discussion of a 'Big Plan' to use a bond issue to fund major road improvements. Concerns raised: 1) expensive; 2) should wait for bridge issues to be resolved; 3) If Metro issued bond, roads would have to be deeded to Metro District.

Covenants

Jim Davis was absent, nothing new reported.

Financials

Nancy Allred handed out YTD P&L Statement (see attachment #1). Noted road budget was over budget, snow removal under budget and that insurance costs was up \$500.

Nancy also handed out the SFTR Audited Financial statement a/o 12/31/2010.

Noted that 'final' CPI for 2011 will be published 12/16/11. Expect it to be just under 3.5%. Board passed motion to increase 2012 dues by full amount of CPI.

Extended discussion of fees/interest for dues payment plans and credit card payment plans. Decision to allow Nancy to propose appropriate fees/interest after some research.

Nancy noted she is now set up to allow credit card dues payments. Fees of 2.5% to use either Visa, MC or Discover.

Nancy asked for committee budget needs for 2012 ASAP.

Suggestion for POA to consider buying ArcView license (mapping software) to allow maps to be maintained by POA of roads, residencies, culverts, water lines etc. Board suggested more information is needed given costs involved (\$2500).

Communications Committee

Discussion of limiting Web posts to four per month per person. Communications Committee to discuss and make recommendation to Board in February.

Community Preparedness Committee

John Parker submitted proposal to 'register' for a automated phone dialing service for emergency usage. This involves no maintenance fees or set up costs. Given that we could

send out 400 30 second phone messages for about \$14.00 the Board authorized John to proceed with a test.

6. Board went into Executive Session

7. After coming out of Executive Session the Board voted to ratify the new Road Services Contact put together by Bob Scott. Board named John Noard as liaison and Bob Scott as alternate.

8. Meeting Adjourned