

**Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
February 7, 2015, 9:00 AM
Fire Station, Fox Trail, SFTR**

Present:

Bob (L) Scott (President), Jim Davis, Steve Edholm, Nancy Allred (Treasurer), Jeff Smith (Secretary), Linda Brown, John Parker

Absent:

John Sanders, John Noard

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for 12/6, 2014 regular meeting. – Approved

5. Committee Reports

Guests:

Val Allred, Vaughn Roundy, Ann Scott

a. Common Area

Linda Brown, Chair – Both north and south dumpsters have been reported as having been fixed.

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair - Jeff Smith read RC Ghormley's FHWM report (attached) Steve Edholm, who is updating the CWPP asked if it was OK for the fire rating for each lot that has a building on it to be available to insurance companies. Consensus was yes. Steve is checking on potential emergency helicopter landing spots as part of the update. Also, more current software is available to prepare the update information. The fourth day of mitigation for Cottonwood is today. There was a confrontation between a lot owner and POA board member on the Cottonwood closure that resulted in endangering volunteers working on the project when the property owner drove around barricades and nearly struck one or more of the volunteers. There is a plan to file a report with the Sheriff's office.

c. Bridge Committee

Bob Scott, Chair – The Draft Owner-Engineer Agreement between the SFTR Metro District and Wilson and Company, dated February 6, 2015 was reviewed and comments collected for Metro action. A question was raised as to whether the at-grade crossing addressed in exhibit A would be permanent. This is possible but not likely due to the expenses of establishing safety systems, etc. Jim Davis noted that there is currently no money available from DOLA (Department of Local Affairs) for the metro district. Jim will speak further with county commissioners on other possible funding sources. A contract between Bob Scott and the POA (Gallinas Bridge Replacement Project Owner's

Representative Agreement) (attached) that will have Bob provide services above and beyond his duties as POA board member was discussed and passed unanimously. A question on voting rights for metro district matters put before the property owners was raised. Only registered Colorado voters may vote on these matters.

d. Roads

John Noard, Chair – Nancy read the report (attached) provided by John Noard.

e. Covenants

Jim Davis, Chair, - Jim is drafting a new covenant to address illegal crops (i.e.; marijuana) that he will present for review when completed.

f. Finance

Nancy Allred, Chair – Nancy passed out the latest financial statement and budget documents. A motion was made to pass the budget and approved. Nancy noted that collections have been very good.

g. Communications

John Sanders, Chair – Nothing to report

h. Community Preparedness

John Parker, Chair – John stated that he has ordered new window stickers for SFTR property owners. These stickers can be obtained by calling John.

6. New business

Jeff Smith brought up a request from the women's committee as to whether the POA board would consider moving the scheduled June 6 meeting date to accommodate the annual picnic. The board feels the next meeting date will not interfere with the picnic plans as it will be early enough to accommodate the set up and other needs of the women's group.

7. Next meeting: April 4, 2015 at the Fox Trail Fire Station

8. Adjourn

Forest Health and Wildfire Mitigation committee report to the POA, Feb 7, 2015

CK Morey has retired from the Colorado State Forest Service. Mark Loveall has assumed duties as the acting District Forester for the La Veta district.

Bob Dye continues to coordinate mitigation efforts along Cottonwood Canyon. Thanks to all who are volunteering to support this (pause here for applause). Mark Loveall was here a few weeks ago to consult with Bob concerning plans and anticipated results.

The DNR grant closeout date is upon us. All work for reimbursement must be completed by March 15. There are over 30 individual lots with FHWM Committee-approved plans. Jeff Smith and RC will be gathering and collating supporting documentation for the reimbursement submission.

Thanks to the efforts of Dave Skogberg, SFTR was awarded another grant for \$130K (thunderous applause breaks out at this point). If possible, this State Fire Assistance (SFA) grant will be oriented toward establishing a fuel break along Mountain View and an update of the SFTR Community Wildfire Protection Plan. Planning on a possible Mountain View fuel break will commence in earnest once the dust settles from our SFTR reimbursement request on the current DNR grant. Tony Riley and Steve Edholm are in the planning process for updating the CWPP.

Submitted for the Forest Health and Wildfire Mitigation committee by RC Ghormley

ROAD COMMITTEE REPORT

1. Tom is working short weeks were needed to keep the roads in good shape.
2. After the last snow most of the north end was plowed with only some clean up on the south end.
3. We will be doing more dump spreading this summer and less road base to keep within our smaller budget.
4. Road work will centered around what is needed to get ready for the new bridge. (Exit 2?)
5. We have marked about 5 spot that need a new culvert added and another 6-8 that need extensions on the outlet. (Washing road away)
6. We will have a committee meeting in March to make plans for the year.

**GALLINAS BRIDGE REPLACEMENT PROJECT
OWNER'S REPRESENTATIVE AGREEMENT**

**THIS AGREEMENT FOR SERVICE (this "Agreement")
dated this _____ day
of _____ 2015**

BETWEEN

Santa Fe Trail Ranch Property Owner's Association
(Hereafter known as Client)

- AND

Robert L. Scott, a private person
(Hereafter known as Service Provider)

BACKGROUND:

- A. The Client is of the opinion that the Service Provider has proven to possess the necessary qualifications, experience, and abilities to provide services to the Client.
- B. The Service Provider is agreeable to providing such services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Agreement agree as follows:

Services Provided

- 1. The Client hereby agrees to engage the Service Provider to provide the Client with services consisting of Owner's Representative services. The Services will also include any other tasks which the parties may agree on. The Service Provider hereby agrees to provide such Services to the Client.
- 2. The Service Provider's ability to represent owners is strengthened by his past experience in the field of heavy construction, contract administration and construction management. The Service Provider's experience, knowledge, and understanding of these disciplines provides added value to The Client.

In the Owner's Representative role, the Service Provider will ensure that The Client's goals are achieved by providing services for proposed bridge replacement project to include, but not limited to the following:

Owner's Representative Role

On behalf of The Client, the Service Provider will:

- ◆ Monitor and approve the engineering and design process through inception and completion.
- ◆ Meet with Wilson and Co. Engineers to help them develop the set of construction drawings, to include topography, site plan, and detail sections. Initial inspection, survey and evaluation of field for inclusion in scope of work for RFP.
- ◆ Participate in and guide the development of the complete specifications for an RFP document. Interface with potential bidders as required to assure understanding and address questions and any clarifications in RFP documents.
- ◆ Coordinate bid evaluations with Engineer.
- ◆ Participate in the production of a post RFP response analysis and vendor recommendations based on established evaluation criteria.

Term of Agreement

1. The term of this Agreement will be retroactive to December 2014, the commencement date of the project meetings, and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement, with the said term being extended by mutual written agreement of the parties.

Performance

2. The parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

Compensation

3. For the services rendered by the Service Provider as required by this Agreement, the Client will pay to the Service Provider compensation on the following basis:

The Service Provider will provide Owner's Representation for the Design, Specification, Engineer Interface, RFP Evaluation, construction monitoring, progress payment review and approval, punchlist development and completion, and final acceptance of the Gallinas bridge replacement project. The contracted

amount for the Owner's Representation engagement is \$500 per month until commencement of construction and \$1,500 per month from then until project acceptance, plus reimbursement of related expenses. Payment will be due on a monthly basis, upon receipt of a payment request and related receipts by the POA Treasurer.

Confidentiality

4. The Service Provider agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any confidential information with respect to the business of the Client, which the Service Provider has obtained, except as necessary or desirable to further the interests of the Client. This obligation will survive indefinitely upon termination of this Agreement.

Ownership of Materials

5. All materials developed, produced, or in the process of being so under this Agreement, will be the property of the Client.
6. The Service Provider may retain use of the said materials and will not be responsible for damages resulting from their use for work other than services contracted for in this Agreement.

Return of Property

7. Upon the expiration or termination of this Agreement, the Service Provider will return to the Client any property, documentation, records, or confidential information which is the property of the Client.

Assignment

8. The Service Provider will not voluntarily or by operation of law assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

Capacity/Independent Contractor

9. It is expressly agreed that the Service Provider is acting as an independent contractor and not as an employee in providing the Services under this Agreement.

Modification of Agreement

10. Any amendment or modification of this Agreement or additional obligation assumed by either party in connection with this Agreement will only be binding if evidenced in writing signed by each party or an authorized representative of each party.

Termination of Agreement

11. Termination of this agreement can be made by either party upon giving 30 days notice. If the agreement is terminated due to no fault on the part of the Service Provider, then the client is responsible for the amounts due the Service Provider to that point.

Costs and Legal Expenses

12. In the event that legal action is brought to enforce or interpret any term of this Agreement, the prevailing party will be entitled to recover, in addition to any other damages or award, all reasonable legal costs and fees associated with the action.

Entire Agreement

13. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

Limitation of Liability

14. It is understood and agreed that the Service Provider will have no liability to the Client or any other party for any loss or damage (whether direct, indirect, or consequential) which may arise from the provision of the Services.

Severability

15. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

Waiver

16. The waiver by either party of a breach, default, delay or omission of any of the provisions of this Agreement by the other party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the parties have duly executed this Service Agreement
this _____ day of _____

SIGNED, SEALED AND DELIVERED

Subsequent to approval by the Santa Fe Trail Ranch Board of Directors

_____ Vice President

_____ Treasurer

_____ Secretary

and

_____ Robert L. Scott, a private person

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
April 4, 2015, 9:00 AM
Fire Station, Fox Trail, SFTR

Present:

Bob (L) Scott (President), Jim Davis, Steve Edholm, Nancy Allred (Treasurer), Jeff Smith (Secretary), Linda Brown, John Parker, John Sanders, John Noard

Absent:

N/A

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for 2/7, 2015 regular meeting. – Approved

5. Committee Reports

Guests:

Val Allred, Vaughn and Joanne Roundy

a. Common Area

Linda Brown, Chair – Linda got an estimate for pond dredging along Gallinas - \$68k for three ponds plus an extra \$17k for dressing up last two. Jim Davis suggested Linda check with GOCO (Greater Outdoor Colorado) for possible grants for this work. Linda will check. John Sanders is researching replacement of camera at guard shack. John will coordinate further with Linda.

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair (absent) - The FHWM committee report was distributed and is attached. Bob Scott noted that oak growth on old mitigated Vermejo land is creating a problem and should be looked at for maintenance.

c. Bridge Committee

Bob Scott, Chair – Progress reports are attached. There has been some progress in attempts to reopen the Morley crossing, at least temporarily while bridge is being replaced. Even if this crossing could be reopened permanently, this would not affect the bridge replacement as merely shoring up the bridge would still render it unable to be certified for load limits and thus ultimately unsafe.

d. Roads

John Noard, Chair – Road committee met last week. There are still several places where culverts need replaced. There will be less road base work this year due to budget constraints with transfers to bridge work; most work will be end dumping. Nancy noted that the POA needs billing statements for the last four months. All gravel bills should come to the POA as they get a lower rate than if billed to the metro. Kudos were passed

on to John and road committee work from third parties, including officials from another POA, regarding the quality of roads here in SFTR. Enlarging turnarounds on cul-de-sacs was discussed – reason would be to allow modern fire-fighting equipment to turn around. Jim Davis suggested we let San Isabel know our plans for these turnarounds when they place poles for new building.

e. Covenants

Jim Davis, Chair, - Next week Jim expects to pick up the Conveyance Agreement. We will not have a property description to attach to the Conveyance Agreement until the engineers provide us with one. The issue of unallowable property lighting was discussed. New owners are advised to be sure to read the covenants regarding development of property to avoid issues such as this. Based on a suggestion by Bob Scott, Jim Davis will prepare a draft covenant for further discussion; to not allow non-property owners to hunt on the Santa Fe Trail Ranch, unless as a guest AND in the company of a property owner while hunting. Resident owners and absentee owners are allowed to hunt on their own property in strict accordance with the Colorado Hunting Rules and Regulations. They may not hunt any other property owner's lot(s) unless they have current (signed and dated within three months) written permission in their possession while hunting. Hunters assume the personal liability for their actions should any damage to anyone or anything take place while hunting. Jim would like to also pursue consensus policy on whether or not "salient" questions asked by members or guests and their attendant responses should be in the minutes? If not, Jim would like the Board to consider that, as a preemptive move to avoid conflicts

f. Finance

Nancy Allred, Chair – Nancy passed out the latest financial statement. Nancy noted that there is presently \$96k outstanding for annual fees. 129 owners pay quarterly. Liens go out in May.

g. Communications

John Sanders, Chair – SECOM began installing system upgrades to allow them to deliver faster, more reliable service to a larger number of SFTR customers.

h. Community Preparedness

John Parker, Chair – An announcement will be made in the next couple weeks to update telephone numbers. John asked if there were any ideas to increase security on the ranch besides the existing cameras (i.e.; gates, etc.). A suggestion was made for property owners to consider purchasing security camera systems for their homes from sources such as Sam's Club and Costco. Prices for these systems have dropped rapidly in recent years and quality has increased.

6. New business

John Noard brought up issue of wind generators installation by property owners. It was advised that property owners individually discuss with POA board prior to installation to avoid potential violation of nuisance covenants.

7. Next meeting: June 6, 2015 at the Fox Trail Fire Station

8. Adjourn

Forest Health and Wildfire Mitigation committee report to the POA, Apr 4, 2015

The DNR grant is now closed out. SFTR submitted a package which included \$140K of in-kind and matching expenses. This week Nancy received a check for the maximum allowed reimbursement of \$40,000. :-) The FHWM will let Nancy know about individual reimbursements in a week or two.

Attention now turns to the SFA grant (thanks to Dave Skogberg and Mark Loveall), which runs from October 2013 to September 2016. The FHWM committee will discuss SFTR priorities at the next committee meeting. A strong possibility is work on a fuel break along Mountain View. Now that we have the reimbursement from the DNR grant and a firm CSFS commitment that this reimbursement may be used a match on the SFA grant, we can press forward with much less uncertainty about what we can expect to accomplish under this grant.

Cottonwood mitigation is complete for this year, under the steady leadership of Bob Dye, Esq. Bob plans one more year of volunteer work along Cottonwood in early 2015. Many thanks to all the volunteers (including the nourishment providers) and to Bob.

SFTR's Community Wildfire Preparedness Plan: Tony Riley and Steve Edholm continue the planning process for updating the CWPP. Jim Webb (one of the original SFTR CWPP writers) has been hired to help with this revision. He'll be visiting SFTR in early May. Plans are for the revision to be coordinated/published sometime this summer. The FHWM committee will be using reimbursement funds from the ES Grant (2013) to pay for CWPP-related expenses (approx \$4K).

Submitted for the Forest Health and Wildfire Mitigation committee by RC Ghormley

MARCH 15, 2015 BRIDGE PROGRESS REPORT

From: [Robert Scott](#)

Subject: Gallinas Bridge Progress report

On Thursday, March 12, I met Bob Borden and Larry Sly from Wilson and Co to examine the existing bridge structure and to tour and discuss access points and possible options for construction. The tunnel at exit 2 is a possible resident access point during construction, but is unusable for construction purposes. It would be impossible to truck 100' cast girders through the tunnel and it's approaches. The Morley crossing is nearly as bad, as there are several hairpin curves between the crossing and the bridge, also rendering the route unusable for moving 100' beams. We discussed the possibility of bringing them in by rail and unloading them at the site. There is also a problem with access for a large crane to remove the flatcars and set the replacement girders. I didn't mention it at the time, but it would be possible to move a crane in by rail and operate the crane sitting on a flatcar. Somewhat unconventional, but.....I think our best option will be a steel bridge, transportable in smaller sections.

There is a distinct possibility that the BNSF will not Grandfather our existing West abutment, which would require moving it farther West. I will argue the silliness of that requirement, should it arise, since the tunnel at the top of the pass appears to be barely 25' wide. The geotech folks will need to drill a bore or two in the center of the West approach, which will close the bridge to traffic while that's being done. We walked the East side of the tracks and think they can bring a tracked drill rig to the site along that route, in order to drill near the center tower..

The geotech Co. and the Surveyors have both applied for permits and should have them in hand within the next two weeks, BNSF willing.

Larry is the environmental expert and saw nothing in the way of endangered species to cause us any grief.

The County waived any authority or interest in the project, so that's some money that won't be spent.

Buddie Curro is to ask the FPFDP Board for a letter at their meeting on the 19th stating they require two emergency entrances to the ranch. Hopefully this will help in the effort to reopen the Morley crossing, at least for construction. The BNSF Engineer that Wilson & Co is dealing with has been helpful thus far. Obviously hasn't been briefed by the local BNSF people.

The project at this point is on schedule and I will send updates as I have them.

Thanks,

Bob

E-mail any questions.

1 April 2015 Bridge Progress Report



Geotech work. I met with Brysen Mustain and his driller from Kleinfelder Geotech. We looked at access for their tracked drill rig to do the boreholes near the base of the center bridge support. They have yet to receive an entrance permit from BNSF, and it's starting to look like dealing with the railroad will stretch out the proposed phase one schedule. If a permit is not forthcoming, it's possible that we can drill from above, on the bridge, using a special technique developed for underwater bores. Or the engineer may choose to forgo that particular test. We determined the bore location on the West entrance to the bridge that will clear the first two levels of gabion baskets. This requires moving the hole about 20' West of the lip of that abutment. Traffic may be disrupted while drilling the West borehole, since the gabion placement necessitates drilling in the center of the road. We'll have to see how we can position the drill rig. The other bore locations are pretty much unobstructed and shouldn't be too disruptive to traffic. The tentative dates for drilling are the 16th and 17th of this month.

Morley crossing developments. We discovered that CDOT has done a structural inspection on the crossing bridge east of the tracks as recently as February 2014 and it was deemed good by the P.E. who inspected it. We've reviewed construction records from CDOT and learned the bridge was built in 1966 when the Interstate was built. It was constructed to HS20-44 load standards, which were the Interstate standards of the time. CDOT blocked access to the bridge because they don't want to maintain it, so I asked our engineer to ask his CDOT contact if they would be interested in quitclaiming the bridge to the Metro. To my surprise, the answer came back that CDOT might do that and include the frontage road in the deal. That is not a commitment at this point, but could conceivably happen, giving us a much stronger argument for permanently re-opening the grade crossing.

Thanks,
Bob

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
June 6, 2015, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR

Present:

Bob (L) Scott (President), Jeff Smith (Secretary), Linda Brown, John Parker, John Sanders, John Noard

Absent:

Jim Davis, Nancy Allred, Steve Edholm

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for 4//4, 2015 regular meeting. – Approved

5. Committee Reports

Guests:

Ann Scott, Vaughn Roundy, Joanne Roundy, Betty Withington, Jerry Withington, John G Czikk, Ann Kost, RC Ghormley

a. Common Area

Linda Brown, Chair – See attached report

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair – See attached report. SFTR Grant will primarily address firebreak along Mountain View, using large machinery (hydro-axe, etc). Approx. \$55k available w/o landowner contribution.

c. Bridge Committee

Bob Scott, Chair – Progress reports #3 and #4 are attached. Progress report #4 was read. Only option at this point appears to be to build a new bridge adjacent to the existing bridge (probably on North side), remove old bridge, and move the existing west abutment. Cost estimates will be offered under the Wilson contract. If all work under Wilson contract is completed by the October annual meeting, the issue of approving construction will be put to the voters in October. Two types of girders considered are plate (steel), and concrete. Costs expected to be similar but plate girders have advantage of being easier to ship. Linda asked about liability in case of theoretical bridge failure of existing bridge. Bob felt this would be up to the lawyers; metro has limited liability, and POA is doing everything in its power to get new bridge constructed. Possible liability could fall on property owners if they do not approve new bridge construction.

d. Roads

John Noard, Chair – Numerous culverts have been replaced throughout the ranch, with a few still needing replaced. Replacements came just in time to avoid washouts from

recent heavy rains. Twenty six 30 foot culverts have been replaced in the last two years. No major work on adding new road base is scheduled for this year due to possible work on tunnel area taking up bulk of budget. Dump spreading – all of Fischer Peak Parkway (longest ranch road) will have had base applied by end of this year. Road work on roads where new housing is being built and existing housing takes precedence over roads accessing lots with no permanent structures. Board President Bob Scott made note that the board is very pleased with the grader operator (Tom) and Committee chair John Noard's management and hard work on the roads. They are likely in the best condition in the history of the SFTR. John noted that extra care should be taken when in vicinity of grading operations to be sure to avoid personnel who may be off their vehicles doing work alongside or on the roads.

e. Covenants

Jim Davis, Chair (absent) - Nothing to report. Bob Scott noted that the SFTR cannot pass covenants contrary to existing law regarding marijuana growth.

f. Finance

Nancy Allred, Chair (absent) – Bob Scott read a highlight report provided by Nancy and passed out a income/expenses comparison to budget year-to-date financial report for the ranch.

g. Communications

John Sanders, Chair – New two way radio purchased by committee for \$30. The issue of purchase of new security camera system has been set aside pending decisions on location of new bridge, guard shack, and use of exit 2 tunnel.

h. Community Preparedness

John Parker, Chair – New SFTR window stickers are being purchased for \$60 as last of old stickers have been distributed.

6. New business

A motion was made, seconded, and passed to move the annual meeting date to October 3, 2015.

7. Next meeting: August 1, 2015 at the Lazaro Martinez Fire Station on SFTR Fox Trail

8. Adjourn

Common Area Report

June 6, 2015

I took the time to research some grant programs other than forest health/fire mitigation for getting some help with the pond issue.

Jim Davis pointed me in the direction of GOCO (Great Outdoors Colorado). Spoke with Josh Tenneson. I inquired about the GOCO Open Space Grant Program and after consulting with him, it seems our particular situation doesn't qualify us for any of the programs they currently have. However, he suggested I call him back late July/early August as GOCO is in the process of writing a new grant program for Forest and Water Restoration through Colorado Parks & Wildlife. He said we would definitely qualify for that and the division of funds is 75/25. GOCO's funding comes from 50% of the lottery sales and totals around 59 million yearly. GOCO funds the grants offered by Parks & Wildlife. Josh suggested I call them to see if they have a current program we could apply for.

Spoke with Paula Nicklaus @ Colorado Parks & Wildlife. After a lengthy conversation, she said we would probably qualify for their Wetlands for Wildlife Grant program. We would have to show that there is a declining or at-risk species because of the condition of the ponds. Applications start late spring and there is no matching funds. There is, however, a limit of \$50,000 for individual applicants. I missed this year's deadline, but will certainly get the application for next year.

Paula sent me to U.S. Fish and Wildlife Service. This was a dead end because the maximum grant award is \$25,000 and the Greenlands Reserve would have to submit the application. I know Howard Hallman would do that, after I wrote it, but the division of funds would not be sufficient to warrant the work.

I will continue to use our fire mitigation grant applications to involve the ponds, if relevant, until, hopefully, the Restoration Grant is offered. Nothing else to report for the Common Area.

**Forest Health and Wildfire Mitigation committee report to the
POA
June 6, 2015**

The \$40K DNR grant reimbursement to SFTR has been distributed. Thanks to Nancy for providing this service.

The current SFTR SFA Grant runs from October 2013 to September 2016. The FHWM committee has elected to work toward establishing a fuel break along Mountain View, building on the planning done by George Sharp during previous grant efforts.

Tony Riley and Steve Edholm continue to work towards publishing an updated CWPP. Most SFTR structures were surveyed for wildfire survivability by Jim Webb (under contract to SFTR) for inclusion in the CWPP. Jim's opinion is that SFTR is one of the most proactive wildfire mitigation communities in Colorado.

The FHWM committee welcomes Ernie Parker to the roster. Those interested in becoming more involved may contact RC. Committee members now are Steve Edholm, Greg Beaumont, Michelle Blake, Linda Brown, Tony Riley, Jeff Smith, and RC Ghormley.

Submitted for the Forest Health and Wildfire Mitigation committee by RC Ghormley

GALLINAS BRIDGE REPLACEMENT
PROGRESS REPORT 4, DATED 28 MAY 2015

As a result of negative encouragement and / or progress with the BNSF and CDOT, we have agreed on a different course of action.

I have had input either directly or indirectly, from two legal firms, the ex-director of CDOT, the BNSF Manager of Public Projects, the BNSF Director of Engineering, the BNSF Director of Bridge Engineering, our engineers at Wilson & Co., Joe Riley with the Federal Railway Agency, Wayne Trujillo of CDOT, three bridge manufacturers, and Tom Herman of Wildcat Construction.

Based on this information, we have decided the most cost effective and most realistically possible approach is to build a new bridge adjacent to the existing bridge. We have to move the existing West abutment, regardless, and the BNSF absolutely refuses to allow any use of the old Morley grade crossing. If we were able to condemn the crossing, we still have to get BNSF approval to cross the tracks, and if CDOT finally fell into line and admitted the Exit 2 access road is public, and if the PUC found in our favor, then the BNSF has said they would require cross arms and signals at the crossing. The whole process would easily cost \$300,000 to \$400,000. That amount is prohibitive.

The plan is to keep the existing bridge open during construction, except for fairly brief periods when we need to accomplish material lifts by placing a crane on the old bridge. For those periods when the bridge would be closed, traffic must be diverted through the exit 2 tunnel. Accordingly, the tunnel route could stand some improvement, a project already being considered by the Road Committee.

I have directed Wilson & Co. to proceed with cost estimates for redundant design bridges using plate girders and concrete girders. This eliminates a truss design. This course of action moves us back onto schedule.

Bob Scott

GALLINAS BRIDGE REPLACEMENT
PROGRESS REPORT 3, DATED 5 MAY 2015

On 5/05/2015, I met with Rob Borden and Tom Melton of Wilson & Co. to discuss project progress to date.

All surveying has been completed and expect to have working files ready by mid May.

Geotech borings are complete and expect the foundation data also mid May.

We're a month behind schedule, due to RR delays for entrance permits.

Rob is meeting with the BNSF 5/06/2015 to discuss the job scope. I impressed on him that the most cost effective position we can put forward is bridge repair, not replacement. Replacement entails abutment relocation, which I'm working to avoid. I also asked him to find out who at BNSF has to approve the crossing permit and ask if his contact can intercede with that person on our behalf with Jones Lang Lasalle, the people who handle leases. We discussed the Morley crossing and I authorized Rob to apply for a temporary permit for construction (with JLL) and not raise the question of a permanent crossing at this time. The thinking is that a permanent crossing is nearly impossible to get, (We've tried twice in the past.) but we MUST have the crossing at least during construction. If the RR refuses, we will be forced to consider building a new bridge adjacent to the existing bridge, or placing a new steel structure on top of the existing flatcars, which gets pretty messy.

I told Rob and Tom that I suspect the East access road to the exit 2 tunnel was part of the original Pettigrew purchase, according to the CDOT survey I have, and if that's the case, we should be able to straighten and improve that road if necessary.

We discussed constructability problems and decide to forgo the concrete girder option, due to crane and access problems. This will save engineering costs for that option. We agreed on weathering steel for the bridge material. The steel bridge can be built and shipped in smaller sections.

The original bridge construction agreement was with Raton West-Baldwin and the SFTR POA and cannot be transferred without RR approval, so the new agreement, assuming they'll require one, may have to be with the POA, even though the bridge now belongs to the Metro. Details, details.....

More later

Bob Scott

**Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
August 1, 2015, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR**

Present:

Bob (L) Scott (President), Jim Davis (Vice President), Jeff Smith (Secretary), Linda Brown, John Noard, Steve Edholm, Nancy Allred

Absent:

John Parker, John Sanders

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for 6/6 2015 regular meeting. – Approved

5. Committee Reports

Guests:

Vaughn and Joanne Roundy, Jack and Ann Hawkins, Mike Shelton, Val Allred, Carlin and Missy Craig, Steve Wagner, John G Czikk, William and Maureen Latham

a. Common Area

Linda Brown, Chair – No new news; horse loose on ranch captured and waiting to see if anyone will come forward to claim.

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair – Attached report read by Jeff Smith. No questions or comments.

c. Bridge Committee

Bob Scott, Chair – Progress report #5 (attached) read into minutes by Bob Scott. Engineering work on schedule. Existing bridge will need to be closed from time to time during construction of new bridge. Any bond issue must be ready by first of September to get into mailings for vote at annual meeting. Jim Davis stated it may take multiple mailings as experienced in previous bond issue. Metro Board and POA will need to meet and discuss bond implications.

d. Roads

John Noard, Chair – End dump ongoing on Fischer Peak and Gallinas. Next project will be Little Bear. Due to narrowness, may need to divert traffic through Oak Park at times. Work is within budget. Culvert work done on road going through tunnel in anticipation of use during bridge construction. Bob noted that this cost would ultimately be charged to total cost of bridge replacement.

e. Covenants

Jim Davis, Chair – Jim introduced two draft covenants (attached) for discussion:

Hunting – A covenant change to 5.16.2 was discussed. Jim agreed to alter language to require notification of whom, when, and where hunting would take place to the community preparedness committee and remove requirement for landowner accompanying non-landowners during a hunt. These changes will be voted on electronically by board members as to whether or not to be included in mailings for annual meeting for vote by residents.

Marijuana – A new covenant, 5.21, that addresses marijuana activity was discussed. Currently covenant 5.4 only limits business activity on the ranch to that which would increase traffic, the goal of the changes was to more clearly delineate that only personal use marijuana growth would be allowed on the ranch. It was moved to include the covenant change in the annual meeting mailings for vote by residents. The move was seconded and passed.

f. Finance

Nancy Allred, Chair – Finances are in fine shape tax-wise. The funding set aside for bridge engineering work should be adequate, but there will be various miscellaneous expenses above and beyond that amount which will be paid from the road budget. John Noard offered to stop road work at around \$100k, leaving about \$50k available for any bridge cost overruns. Bob noted that any \$ spent on the bridge for engineering work will be reimbursed if the bond issue passes.

g. Communications

John Sanders, Chair (absent) – Nothing to report

h. Community Preparedness

John Parker, Chair (absent) – Nothing to report

6. New business

Bob Scott noted that the Morley lot, J5, was recently transferred. J5 has not opted in to the POA, has never paid dues, and is governed by “special use considerations” that limit use to game farms and processing. They must have their own entrance and can’t drill a well because other water sources are available. Bob felt we need to take a stand when the property sells to have owner comply with our covenants, or they will not be allowed to use our roads. Jim Davis agreed to check further into this.

Jeff Smith noted that we should advertise for nominations for board members by the middle of August, have all covenant changes and bond language ready by the first of September, have envelope stuffing around September 9, and have all mailings out before September 12. Jeff will begin work on these activities.

7. Next meeting: October 3, 2015 at the Pioneer room, Trinidad State Junior College. (annual and regular)

8. Adjourn

Forest Health and Wildfire Mitigation committee report to the POA, Aug 1, 2015

The previous DNR grant has been closed out and funds disbursed, thanks to Nancy Allred. The FHWM committee retained for future use some reimbursement money resulting primarily from the Cottonwood Mitigation Project volunteer work.

The current SFA forestry grant for SFTR will be focused on establishing a fuel break along Mountain View. Grant funding and matching expenditures are well defined at this point, so we can press forward with more certainty on how to cover expenses. The FHWM committee is still considering specifics of the mitigation effort and how much of the cost can/will be covered by grant and matching funds. Some landowner monetary contributions may be solicited to complete all the fuel break work envisioned. We anticipate communicating with all affected landowners within the next several weeks, then finalizing what the effort will encompass based on landowner permissions and cooperation. Work is anticipated to be completed over the winter, snow cover permitting.

Some maintenance mitigation of the conservancy common area is under consideration for this year, using POA funds which have been designated for that purpose.

The CWPP update process continues. A survey of most SFTR structures has been completed for inclusion in the CWPP and on first-responder maps. The updated CWPP will be published in the near future. The cost of the update will be covered with FHWM funds resulting from past grant reimbursements for volunteer team efforts on community fuel breaks.

Submitted for the Forest Health and Wildfire Mitigation committee by RC Ghormley

July 18, 2015 Bridge Report #5

I met with Rob Borden of Wilson & Co. on 15 July. The highlights of that meeting are:

We reviewed a plan and elevation drawing for the proposed bridge which shows the location on the South side. That location was chosen due to CDOT concerns that the North turn lane for traffic off the freeway would have to be lengthened. That would require building significant fill off the existing embankment to widen and support the longer turn lane. It will also require less construction expense in Road Committee work raising Fisher Peak to the new higher grade. The maximum size truck calculated for turning purposes is a WB-62, which is a standard 18 wheeler. Longer trucks would require relocating the guard shack and widening that radius.

Cost estimates are being produced for BT72 concrete girders, fabricated steel girders, and prefabricated steel sections. The rough numbers indicate the BT-72's will be far cheaper.

The use of two 250 ton tracked cranes will be required, and the existing bridge will require shoring during construction. It will be closed at times for several hours at a time. The BNSF will have to approve construction of a temporary access and construction crossing at the base of the bridge for crane access. The engineers feel that won't be a problem. (Time will tell on that one.....)

The final geotech draft is due in two weeks, but at this time it appears the West end will be supported by 24" or 30" caissons. The center pier will probably be 48" caissons.

Drainage off the bridge is being designed in accordance with BNSF specs.

The traffic study will be submitted to CDOT in about a week and conditional approval should be forthcoming shortly.

The Structure Selection Report will be ready by August 15 - 30.

After accepting the Structure Selection Report, the Boards should be able to proceed with generating a not-to-exceed estimate for Owner consideration.

At this point, the project is within budget, and I see no reason to expect it won't meet or beat the agreed amount for this phase. At the time we receive the High Spot Estimate, it will also include estimated fees for Bidding Phase Services, Construction Phase Services, and of course, Bridge Construction Costs.

More later
Bob

July 27, 2015

TO: Santa Fe Trail Ranch Property Owners Association Board of Directors

SUBJECT: A Proposed Amendment to SFTR Covenant 5.16 Firearms and Hunting

BACKGROUND: At the April 4, 2015 POA Board meeting it was requested that a revision of the SFTR Covenant concerning “Firearms and Hunting” be drafted to address a prohibition of hunting by a non-owner(s) without being accompanied by the property owner or another property owner with the requisite signed permission to hunt on their person.

PROPOSED CHANGE:

“(5.16.2) the Owner of the Lot or 'another Property Owner' with written written permission on his person is present at all times. “Hunting by Non-owners or Renters is prohibited unless they are in the company of an Owner at all times”, and

ACTION TO BE TAKEN: The Board is requested to review and approve the placement of this Covenant change on the ballot for the October 2015 Annual Meeting.

SUMMATION: Hunting by non-owners or renters without the required oversight will be considered “poaching” and reported to county authorities accordingly.

July 27, 2015

TO: Santa Fe Trail Ranch Property Association and Santa Fe Trail Ranch Metropolitan District Boards of Directors

SUBJECT: Proposal for a Joint Resolution by the Respective Boards to place an Addition to the
Covenants of the Santa Fe Trail Ranch concerning Marijuana on the 2015 Annual Meeting Ballot.

BACKGROUND: Amendment 64 to the Colorado Constitution, which permits the personal use and regulation of marijuana, became effective on December 10, 2012. Amendment 64 decriminalizes the possession of one ounce or less of marijuana or six marijuana plants for persons 21 years or older. However, the cultivation, sale and possession of marijuana is still illegal under federal law.

Local governments may regulate or ban marijuana activity and the operation of marijuana businesses through ordinances and initiatives so long as they do not conflict with Amendment 64 to the State Constitution. The City of Trinidad has chosen to regulate marijuana activity by allowing the licensing of medical and recreational sales and growing operations within the City Limits. Las Animas County, as of this writing, has determined to ban marijuana activity in the county, except for the specific provisions for personal use provided by Amendment 64 to the State Constitution. Both the Santa Fe Trail Ranch and the Santa Fe Trail Ranch Metropolitan District are under the jurisdiction of Las Animas County.

Question: Is there any authority for Property Owner Associations and/or Metropolitan Districts to regulate marijuana in their communities? If so, what are those authorities?

Answer: The authority to regulate marijuana comes from the language of the Amendment itself. Amendment 64 permits a Property Owner Association or Metropolitan District to regulate marijuana activity. The exact language reads:

“NOTHING IN THIS SECTION SHALL PROHIBIT A CORPORATION, OR ANY OTHER ENTITY WHO OCCUPIES, OWNS OR CONTROLS A PROPERTY FROM PROHIBITING OR OTHERWISE REGULATING THE POSSESSION, CONSUMPTION, USE, DISPLAY, TRANSFER, DISTRIBUTION, SALE, TRANSPORTATION OR GROWING OF MARIJUANA ON OR IN THAT PROPERTY.”

The Santa Fe Trail Ranch Covenants already have language addressing Use of Common Areas (5.3), Prohibition of Increases in Insurable Risks and Certain Activities (5.4) and Nuisances (5.10) which could be applied to cases of marijuana activity. However, in light of the events happening in the City of Trinidad, the potential of a similar change in stance by Las Animas County, and the examples recently cited in the attached article in the Huerfano World newspaper concerning the dilemma caused by rural communities in Huerfano County lacking definitive covenants, this

issue should be specifically addressed by our respective Boards for the public safety, integrity and preservation of property values for the Santa Fe Trail Ranch.

ACTION TO BE TAKEN: As Chair of the Covenant Committee, I am asking the Boards of both the Santa Fe Trail Ranch Property Owners Association and the Santa Fe Trail Ranch Metropolitan District to adopt the following Resolution to amend the current Covenants, by adding a new Covenant, (5.21), entitled “Covenant and Restriction on Marijuana Distribution and Growing”.

5.21 Covenant and Restriction on Marijuana Distribution and Growing. No Owner or occupant of a property within the boundaries of the Santa Fe Trail Ranch, may utilize his unit, or any other unit, for the purpose of growing or distributing marijuana, including medical or recreational marijuana, beyond the personal allowances provided to individuals over 21 by Amendment 64 to the Colorado Constitution. This Covenant and restriction may be further clarified by the Santa Fe Trail Ranch Board of Directors through further rules and regulations. Owners will be responsible for any additional costs or damages resulting from a violation of this Covenant and restriction, including, but not limited to increased water and utility assessments.

SUMMATION: This Covenant addition reflects common sense and community values and best interest of the Santa Fe Trail Ranch. A vote on the addition of this Covenant at the October 2015 Annual Meeting will either verify or nullify this position. In any event, it is our charge and responsibility as Board Members to enhance, support and preserve community values and interests, including the safety, integrity and property values of our community.

**Final Minutes
Santa Fe Trail Ranch POA
Special Board Meeting
August 15, 2015, 9:00 AM
Lazaro Martinez Fire Station, Fox Trail, SFTR**

Present:

Jim Davis (Vice President), Jeff Smith (Secretary), John Parker, John Sanders, John Noard, Steve Edholm, Nancy Allred

Absent:

Bob (L) Scott (President), Linda Brown

1. Call to order

2. Proof of notice – published on SFTR web page and posted on marquee

3. Roll call, determination of quorum – quorum achieved

Guests:

Gene and Elsie Jurajda, Ernie Parker, John G. Czikk, Tim Nash, RC Ghormley, Bob Coelln, George Sisson, Richard Shirley, Kevin Blake, Vaughn Roundy, Mike Shelton, Robert G Dye, Dwayne Ray, Val Allred

4. New business

This public meeting was called by a majority of Directors to discuss and vote on proposed revisions to covenants 5.16.1, 5.16.2, and 5.16.3, for inclusion on the ballot for the 2015 annual meeting. The revisions as proposed are:

5.16.1 – the property owner or owners have provided the hunter with knowledge of the exact boundaries of the property or properties to be hunted and no projectile enters or crosses the Common Area or any adjoining lot owned by a different owner.

5.16.2 – the owner(s) has provided written permission to hunt the property/properties (identified by lot numbers) to the hunter, who will have it in their possession at all times. The property owner(s) will also notify the Common Area Committee, in writing and in advanced, of the identity of the hunter, the date(s), times and specific locations that the hunting will take place, and

5.16.3 all such activity is carried out in strict compliance with all applicable laws and regulations of the State of Colorado and the owner(s) giving another person permission to hunt their property assume all liability for any negative consequences which may take place.

Ten guests spoke regarding the proposed revisions. The majority of guest speakers were against passage of the proposed changes. Most frequently cited reasons were that the changes were unnecessary, were overly restrictive, and would be difficult to enforce. Those speaking in favor of passage most frequently cited concern over hunters being unaware of their surroundings, or hunting without permission. A recurring theme from all speakers was the need for good communications among property owners when contemplating hunting on adjacent properties.

One guest asked that his comments be included in the minutes. There was no objection from the board. Five board members spoke. The majority of board speakers were against passage of the proposed changes for the same reasons as the guest speakers. A concern reflected in board and guest comments was the future population density increase expected on the ranch and possible ramifications for resident safety.

At the conclusion of the discussion, a vote was taken by the board by show of hands. The results of the vote were unanimous to oppose placing the proposed covenant changes on the ballot.

5. Adjourn - Motion was made to adjourn, seconded, and passed.

Comments from guest Robert G. Dye

Regarding 5.16.1 This already occurs between responsible owners and hunters. If an absentee owner is not available, the responsible hunter will scout the property before hunting.

Regarding 5.16.2 No problem with written permission. Dates, times, and specific locations are difficult because conditions change resulting in changing locations to hunt.

Regarding 5.16.3 Owner assuming liability for any negative consequences is not the way it happens in the real world of hunting. If a hunter breaks a hunting regulation, the Colorado Parks and Wildlife officers get involved. This feels to me like a scare tactic to discourage hunting.

Best group to govern hunting on the Ranch are the resident hunters.

I agree with the concern about non resident hunters not hunting with a Ranch resident getting permission from an absentee owner and hunting without any orientation to the property or Ranch.

I would not object to a non resident hunter not hunting with a Ranch resident completing an application to include signed statements that they are aware of property to be hunted boundaries, are aware property structures on property hunted as well as adjoining properties, that they have read Colorado Hunting Regulations and understand they apply to SFTR. Included should be a copy of their hunting license, drivers license, hunter safety card, property being hunted, and license number. Completing this paperwork would help ensure the non resident hunter feels accountable.

I've hunted private properties where I've had to complete similar paperwork and don't feel put out having to do it.

Robert G. Dye

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
October 3, 2015
Pioneer Room, Sullivan Center at Trinidad State Junior College

Present:

Bob L. Scott, John Sanders, Nancy Allred, John Parker, John Noard, Linda Brown, Steve Edholm, Monte Beaver

1. Call to order

2. Proof of notice

3. Roll call, determination of quorum

4. Election of Officers

President, Bob Scott

1st Vice President, John Sanders

2nd Vice President, John Noard

Treasurer, Nancy Allred

Secretary, Steve Edholm

5. Board Vacancy

-Linda Brown appointed to finish out the remaining year of Jim Davis' term

6. Committee Assignments

Common areas, Linda Brown

Bridge, Metro, and Grazing, Bob Scott

Finance, Nancy Allred

Covenants, Monte Beaver

Roads, John Noard

Communications, John Sanders

Community Preparedness, John Parker

Addresses, Tony Riley

FHWM, RC Ghormley

New Business:

None

Next Meeting:

December 5, 2015

Lazaro Martinez Station, SFTR

Adjournment

Final Minutes
Santa Fe Trail Ranch POA
Annual Board Meeting
3 October, 2015, 9:00 AM
Pioneer Room, Trinidad State Junior College, Trinidad

Present:

Bob (L) Scott – President, John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Noard, Steve Edholm, Linda Brown, John Parker

Absent:

None. Jim Davis Resigned effective 10/2/15. Jim’s resignation letter was read. He resigned due to selling property and no longer an SFTR resident. He was lauded for his outstanding service and dedication to the SFTR over many years.

Guests:

61

1. Call to order

2. Proof of notice

3. Roll call, determination of quorum – Quorum present

4. Approval of minutes for August 1, 2015 regular meeting. – Approved

5. Introduction of Candidates – Candidates introduced and brief comments made

6. Collection of Ballots and Tally of Votes – Steve Edholm, Carol Smith, and Bill Latham volunteered to tally votes

7. Announcements – Lanai Rossi announced plans for upcoming SFTR Christmas party, to be held Saturday, December 12, 2015, at 6:00 p.m. Further details to be posted on ranch website and marquis by mailboxes.

8. Committee Reports

a. Forest Health & Wildfire Mitigation

RC Ghormley, Chair – RC provided handouts (attached) and updates to the recent grants, including the State Fire Assistance (SFA) grant, for which \$67k is available w/no match required. These funds will be used to mitigate a fuel break along Mountain View, with efforts managed by J. Aufderhiede. Tony Riley gave an update on the status of the Community Wildfire Protection Plan (CWPP), including information on “survivability” map. Tony noted that insurance companies do not use this information for determining premiums.

b. Common Area

Linda Brown – Chair – Linda had nothing to report. Question from audience re: the status of pond cleaning – Linda explained that there is currently no budget line item to clean ponds due to priority of bridge replacement. She is still working on possible grants to provide funding for cleaning.

c. Roads

John Noard, Chair – John noted the limited budget for roads due to bridge priorities, and mentioned that 30 culverts on the ranch have been cleaned and that 5 or 6 have not been found due to siltation burying them. Metal detector equipment will be used to attempt to find these and clean/replace them.

d. Finance

Nancy Allred, Chair – Nancy passed out the year-to-date budget sheet (attached) and explained the budget line items. With \$153k net cash available, SFTR is financially healthy.

e. Bridge Committee

Bob Scott, Chair – Bob gave a slide presentation of the state of the Bridge at exit 6. Using photographs of the bridge, Bob explained various weaknesses, including flat cars only supported at extreme ends, bending of flatcars, corroded sections (down to 1/8” thick from original 3/8”), expansion joints coming apart, welds cracking, and other factors which necessitate replacement.

Bob went on to explain the status of efforts to replace the bridge. The new bridge is expected to be just south of the current bridge, which will be removed and sold for scrap. Engineers expect to have replacement cost estimates before the end of the year, with final construction to be completed around 9/17.

The new bridge will be of reinforced concrete construction (the least expensive of the three alternatives) and should be rated for interstate loads. Though explored as an option, there is no possibility of using an at-grade crossing.

Funding for the bridge will be through a long term bond (metro district), voted on by the property owners next year, and similar to that done for funding the water system. Engineering costs expended thus far by the POA would roll into the bond and be reimbursed to the POA

A question was raised about liability if the current bridge should collapse. The metro district, which owns the bridge, has limited liability due to being a quasi-governmental agency. Though SFTR carries liability insurance on the bridge, it would not be sufficient to replace it.

Bob ended his presentation by stressing the need to educate all property owners on the necessity of bridge replacement.

f. Communications

John Sanders, Chair – John had nothing to report.

g. Community Preparedness

John Parker, Chair – John noted that there were few if any wildfires reported over the last year on SFTR. He also explained the emergency notification system and actions to be taken by residents if a wildfire is spotted. John also noted that window stickers for SFTR residents are available through him.

9. Ballot Results –

POA Board; Robert Scott, 147 votes; Rick Kinder, 144 votes; Monte Beaver, 107 votes, Linda Brown, 99 votes.

Ballot Issue 1 – Amendment to Covenant, adding new Covenant 5.21, entitles “Covenant and Restriction on Marijuana Distribution and growing”; YES – 152 votes; NO - 28 votes.

10. Next annual meeting: October 1, 2016

11. Adjourn

Forest Health and Wildfire Mitigation Committee annual report to the SFTR POA, October 3, 2015

CK Morey, the CSFS District Forester from La Veta retired early this year. Mark Loveall has assumed duties as the acting District Forester for the La Veta district. Mark has a great understanding of SFTR and has been extremely helpful in supporting our mitigation and grant-related efforts. He will be administering the current State Fire Assistance (SFA) grant, discussed below.

The Colorado Division of Natural Resources grant closed out in March of 2015. This 50-50 matching grant was for a total project amount of \$80K. SFTR submitted \$140K of in-kind and matching expenses, of which \$40K (the max amount) was reimbursed to the POA, then further distributed to 26 participating landowners (\$31K) and the FHWM committee (\$9K). Mitigation took place on approximately 73 acres, including Cottonwood Canyon.

As organized by Bob Dye, coordinated with Mark Loveall, and implemented by a plethora of SFTR volunteers, Cottonwood Canyon undergrowth and nearby errant trees succumbed to the herculean efforts of the all-volunteer force of mitigationists (mitigators?). Cottonwood is looking better and better. Please consider joining the contingent in early 2016 to finish the effort, and consume some goodies furnished by the refreshment crew.

SFTR was again Firewise certified in 2014 and 2015, receiving an attractive 10-year trophy (check out Greg Beaumont's Firewise display table at the annual meeting). Many thanks to Michelle Blake's documentation and to our SFTR activities, which are both instrumental in our qualifying for these Firewise certifications. Some insurance companies offer a discount for homes in SFTR because of our Firewise certification.

There appear to be fewer and fewer instances of tree loss, perhaps because of the wet spring and early summer. Webworm infestations continue to be an issue, with some cottonwood trees apparently dying. Mountain beetle tree kills again seem infrequent this year, and ips beetle kill numbers seem to be fairly stable.

The POA sets aside \$5K each year for mitigation maintenance in the Conservancy. So far, we've been deferring this but as the regrowth becomes more robust, mowing will probably take place in 2016.

Tony Riley and Steve Edholm have been working toward updating the SFTR Community Wildfire Protection Plan (CWPP). A few comments from Jim Webb, the professional forester helping with the update (who also helped prepare SFTR's initial CWPP several years ago): "SFTR is absolutely the most active of any community I have worked with" and "SFTR's track record of implementation puts you miles ahead of anyone else in the state."

SFTR's current Colorado State Fire Assistance (SFA) grant was awarded in 2014, thanks to the superior efforts of Dave Skogberg and Mark Loveall. Total grant funds are \$67K and must be matched 50-50 with either in-kind labor/expenses, or cash, making the project total \$135K. Mark Loveall has guided us through the process of using the DNR grant reimbursement as matching funds. This, coupled with the Cottonwood volunteer efforts has put us in a position of having sufficient match for the SFA grant in hand already. This means we have the ability to spend \$67K cash over the next several months with no further match required. The FHWM committee is using these funds to support a fuel break along Mountain View, building on the work of George Sharp during the previous grant. J Aufderhiede is heading up this effort to be accomplished during the coming winter months, pending landowner approvals.

RC Ghormley, for the Forest Health and Wildfire Mitigation committee

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
December 05, 2015, 9:00 AM
Lazaro Martinez Fire Station, Fox trail, SFTR

Present:

Bob L. Scott, John Sanders, John Noard, Nancy Allred, Steve Edholm, John Parker, Rick Kinder, Linda Brown

Absent:

Monte Beaver

Guests:

Vaughn Roundy, Val Allred

1. Call to order

2. Proof of notice – published on SFTR web page

3. Roll call, determination of quorum – quorum achieved

4. Approval of minutes for December 04, 2015 regular meeting - Approved

5. Committee Reports

a. Common Area

Linda Brown, Chair – Nothing to report

b. Forest Health & Wildfire Mitigation

RC Ghormley, Chair – Arrangements have been made with Bill Schulze to mitigate along Mountain View to establish a fuel break as specified in our CWPP. J Aufderheide has secured permission from nearly all the adjacent landowners and will be providing on-site mitigation supervision on a daily basis. J plans to close short lengths of Mountain View to through traffic near where Bill is working each day.

Bill plans to bring one hydro-axe to the ranch in a few weeks and begin working, weather permitting. Recall Bill brought two machines to SFTR in the 2005-2006 time frame for individual lot mitigation. He will likely be available for individual lot mitigation after the fuel break work concludes sometime in January. A POC for such interested individuals will be identified on the website in the near future.

Mark Loveall (CSFS District Forester) attended our meeting with Bill Schulze and is in agreement with our plans and the arrangement with Bill. Grant funds will cover the anticipated work, given the previous in-kind work along Cottonwood plus matching DNR funds plus other SFTR mitigation work during the past years.

Bob Dye plans to again coordinate volunteer work along Cottonwood in early 2016.

c. Bridge, Metro, and Grazing

Bob Scott, Chair – Bridge schedule has slipped a little mainly due to involvement of various regulatory agencies and the BNSF railroad. Review and approval of design submittals has not been forthcoming as scheduled. 30% plans

have been submitted to the railroad and CDOT. A comprehensive Resident Information Package, to include ballot, will be provided soon. Jim Davis continues to work bond issue/bank loan recommendations.

d. Roads

John Noard, Chair – First snow storm of the year really was not expected. The forecast was only 3-7 inches. Crews worked long, hard and very professionally. Many vehicles had to be pulled out. Plan is to look at maybe not plowing side roads that have no inhabitants for the rest of the season. Plows will not run until six (6) inches of snow has accumulated. Budget (snow) should hold out for the rest of this year. Road budget for next year will probably not allow for new gravel application. Roads will continue to be groomed. Everyone is asked to be mindful of what they discard in our ditches. Material such as cement, limbs from trees, tree roots etc. are causing drainage and plowing issues in some areas.

e. Covenants

Monte Beaver, Chair (Absent) - Nothing to report

f. Finance

Nancy Allred, Chair – No increase in dues for 2016!

g. Communications

John Sanders, Chair – Nothing to report

h. Community Preparedness

John Parker, Chair - Nothing to report

6. New business – None

7. Next Regular Meeting – February 06, 2015, 9:00am Lazaro Martinez Fire Station, Fox Trail, SFTR

8. Adjournment