

Santa Fe Trail Ranch POA
Regular Board Meeting
 January 22, 2005
 FPPFD Station 3 on SFTR

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

Guests: Mary Dye, Ann Scott, Betty Withington, Jerry Withington, June Stephens, Tom Stephens, Rick Kinder, Walt Wolff, Joyce Wolff, Michelle Minion, Betty Ruward.

- I. CALL TO ORDER ❖ Bill Wenstrom called this meeting of the Board to order at 9:00 AM.
- II. PROOF OF NOTICE ❖ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Seven (7) of the board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES OF PREVIOUS MEETING AND THE SPECIAL BOARD (Budget) MEETING ❖ Approval of the minutes from the 20 November 2004 Board meeting was postponed until the next meeting because the minutes have not yet been circulated to all the Board members or posted on the Website. Bob Scott moved that the minutes from the Special Board meeting on 11 December 2004 be approved. The motion passed.
- V. OLD BUSINESS
 - A. COMMITTEE REPORTS
 1. Common Area - Bob Scott reported that the trash receptacles delivered by the new provider will be relocated in line with the mail pedestals allowing both front and back access. Chains will be added to prevent bear invasion.
 2. Road Committee - John Albert announced a new Committee member, Steve Smith. Weather has prevented work this year. John welcomes comments and suggestions in

response to his Proposed Priority Criteria posted on the Forum.

3. Communications - George Gonzales described the need for a Unified Data Base to serve as a central base for information. He said that an overload of emails on the website caused it to go down for two days. Our webmaster has since posted a brief discussion of the problem on the Ranch website. George encouraged owners to contact SFTR board members with questions and not rely on outside websites.

4. Covenants ♦ Bill Wenstrom presented a Suggested Procedure to Address Apparent Covenant Violations. Changes and additions were discussed. The complainant needs to present the complaint in writing and needs to be an active participant in any ensuing action. The complainant needs to provide proof that a violation is evident. John Albert moved that "after the Board approves changes the Suggested Procedure be adopted." The motion passed.

Bob Scott has since reworded the procedure and has posted it on the Ranch website. Bob Scott will draft the appropriate letters to the two cases currently before the Board.

Bill presented a letter from SFTR Attorney, John C. Mitchell, giving an overview of the Colorado Commons Interest Ownership Act and how the SFTR should proceed with a petition to the court to amend the existing covenants. Don Ruward will work with John Sanders to prepare documents of compliance. John Albert moved that "the Board proceed with the action according to the Mitchell guideline." The motion passed.

5. Emergency Services - Bob Dye suggested that property owners or visitors who must park their cars on Common Land leave a pertinent note or advise someone. SFTR car stickers will prevent a vehicle from being towed away. He will research the legal aspects of towing away abandoned vehicles. The Committee will work closely with the Forest Health and Fire Mitigation Committee.
6. Forest Health - Diana Novacek reports that minutes for the first two meetings of the new Forest Health and Wildfire Mitigation Committee are on the website. She described the first committee goals as the preparation of a Community Wildfire Protection Plan and providing educational events: seminars, field trips, and demonstrations.
7. Finance - Bill Wenstrom reported for Diane Rader that the financial reports through November are on the website. Accounts Receivable are again becoming a problem and steps will be taken to collect delinquent accounts. Additionally, our accountant, Tom Ortiz, at no extra cost to the POA, has completed a process of amending past Federal tax returns that couldn't be reconciled with yearly audits. In the future, the POA will file its Federal return only after the audit is complete. This should eliminate the need for future amendments.
8. Ranching (Grazing and Fencing) - Jerry Withington said the grazing lease is up and has been renegotiated with rancher Alan Walters. The lease provides for a maximum of 200 animal units at \$30 per unit. Payment date will be changed from November 15 to December 15. There are no set dates for the arrival or removal of the cattle.

- B. Phelan Lawsuit - Bill Wenstrom distributed copies of a factually accurate Times-Independent news story that reported on our attorneys filing a "Summary Motion to Dismiss" on December 14. Mr. Phelan responded to that motion on January 6, resetting the legal clock. Our attorneys are now considering other legal maneuvering requesting the judge to render his opinion sooner than later.
- C. Security - Elizabeth Polasek was not present.
- D. Other - The road contractor needs to store road base somewhere on the Ranch. The Board suggested the untraveled section of road at the intersection of Cottonwood and Fisher's Peak Parkway.

VI. NEW BUSINESS

- A. Vandalism - Vandalism needs to be reported immediately. The computer that the Emergency Services purchased over a year ago is still not operating at the Guard Shack. This will be a high priority for the Emergency Services Committee. Bob will cover the graffiti recently painted on the bridge.
- B. Postal Mail Misdelivery - Residents are asked to deliver misdelivered mail to the Post Office so the Postmaster is made aware. Please do not simply put it back in the outgoing mail slot. Problems with the current mailboxes and system of delivery were discussed. Since then, the Postmaster has formulated a strategy to address the problem that involves reassigning all the existing mail boxes in a manner that will minimize sorting errors.

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING ♦ The next scheduled meeting of the Board is set for March 19, 2005 at 9:00am at the Fishers Peak Fire Protection District station on Old Mission Ridge.

IX. ADJOURNMENT ♦ Diane Novacek moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 11:00 AM.

Recorded by Joyce Wolff, Volunteer.

Reformatted and posted by John Sanders, Secretary, on February 4, 2005.

Santa Fe Trail Ranch POA

Regular Board Meeting

March 19, 2005

FPPFD Station 3 on SFTR

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

Guests: Betty Ruward, Ann Scott, John Woods, Dennis Scott, Jim Brister, Mary Jo Shelton, Carol Rawle, Robert Nelson, Mike Shelton, Betty Withington, Jerry Withington, Greg Lynott, Dan Jondron, Eliz Polasek.

- I. CALL TO ORDER ❖ Bill Wenstrom called this meeting of the Board to order at 9:00 AM.
- II. PROOF OF NOTICE ❖ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Eight (8) of the board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES ❖ Don Ruward moved that the minutes from the board meetings on November 20, 2004 and January 22, 2005 be approved as posted on the web site. The motion passed.
- V. OLD BUSINESS
 - A. COMMITTEE REPORTS
 1. Common Area ❖ Bob Scott reported that the contract dispute with US Waste is closed and the old dumpsters have been removed.
 2. Road Committee ❖ John Albert reported that a supplier has been selected to provide road base material. By pre-purchasing, the POA will save more than \$20,000 on materials this year.
 3. Communications - George Gonzales reported that it was brought to the attention of the committee that one possible reason for the low property owner participation rate is that

some members may have been unaware that by signing up with their e-mail address on the web site, they would receive all future communications via e-mail. It is possible that they are not receiving e-mails. He proposed that the POA fund a mass US Postal Service mailing (with return receipts) to all property owners to inform them of their status and provide instructions for changing it. Bill Wenstrom suggested that we save money by attempting to do the same via e-mail first, and then USPS mail the remaining property owners. Bob Scott moved that we take that approach and the motion passed. John Sanders and Pat Roehl will coordinate this effort.

4. Covenants ♦ Don Ruward reported that he and John Sanders are documenting last year's covenant change efforts as requested. He moved that the board approve the next step of presenting that documentation to an attorney and beginning legal efforts as described in the minutes of the prior board meeting. The motion passed.
5. Covenant Violations ♦ Bill Wenstrom reported that two covenant violation letters were sent as specified in the new procedure to address apparent covenant violations. Both involved improperly placed fencing. One property owner agreed to remove the fencing. The other property owner did not, even after a second letter from Bill. Don Ruward moved that the board follow the new procedure and turn over the matter to an attorney for legal action. The motion passed.
6. Emergency Services - Bob Dye reported that the committee recently met and at the meeting:
 - a. received residency listing updates for 4 of our 6 areas
 - b. discussed plans for an upcoming emergency communications drill
 - c. began efforts to identify fire safety zones
 - d. planned to staff the entrance during the July 4th weekend
 - e. planned to acquire more SFTR window stickers
 - f. discussed completion of the video monitoring system at the gate.
7. Forest Health - Diana Novacek reported that a Fire Wise seminar would be held March 26th, followed by an instructional tour of properties on June 18th. The committee is continuing to work on the Community Wildfire Protection Plan, and is pleased to announce that their grant requests have been preliminarily approved.
8. Finance ♦ Diane Rader was not present to provide a report.
9. Ranching (Grazing and Fencing) - Jerry Withington presented the signed grazing lease, and reported that the fencing contractor will resume work on our boundary fences with Vermejo Park Ranch.

B. Phelan Lawsuit - The next hearing is scheduled for March 23, 2005.

C. Security - Elizabeth Polasek requested that her presentation be postponed until the next meeting.

VI. NEW BUSINESS - None

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING ♦ The next scheduled meeting of the Board is set for May 21, 2005 at 9:00am at the Fishers Peak Fire Protection District station on Old Mission Ridge.

IX. ADJOURNMENT ♦ George Gonzalez moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:52 AM.

Recorded and posted in draft form by John Sanders, Secretary, on March 19, 2005.

Approved by the Board of Directors and reposted on May 21, 2005.

Santa Fe Trail Ranch POA Regular Board Meeting

May 21, 2005

FPPFD Station 3 on SFTR

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

Guests: Jim Davis, Steve Bolton, Frances Purswell-Montoya, Carol Rawle, Flora Martinez, Ann Scott, Betty Ruward, Mike Shelton, Bob Scott, Jerry Withington, Betty Withington, Michelle Minion, Scott Chase (Vermejo Park Ranch), Barry Benware, Cheryl Benware.

- I. CALL TO ORDER ♦ Bill Wenstrom called this meeting of the Board to order at 9:00 AM.
- II. PROOF OF NOTICE ♦ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Eight (8) of the board members were present, which made a quorum and all business official.
- IV. APPROVAL OF MINUTES ♦ Don Ruward moved that the minutes from the board meeting on March 19, 2005 be approved. The motion passed.
- V. OLD BUSINESS
 - A. COMMITTEE REPORTS
 1. Common Area ♦ Bob Scott reported on a recent dispute regarding the ownership of the well on Cottonwood Canyon. The new owner of the adjacent lot apparently believed that the well, windmill, and water tanks were part of their lot, and removed the tanks. A recent survey has shown that the well is on POA property, and the POA grazing lease assumes the use the well for the cattle. The water tanks that had been placed there were the property of Alan Walters (our lessee). Additionally, the owner will need to cease personal use of water from the well and restore the original windmill pumping equipment.

2. Road Committee ♦ John Albert reported that since the March meeting, red ash had been applied to over a mile of roadway. He also explained that each truckload of red ash requires an hour to load, haul, and spread, and only covers about 100 feet. As the weather improves, he expects to have more equipment and manpower working on projects, and hopes to be able to apply road base to approximately seven miles of roadway this year, as well as performing other routine maintenance of road surfaces, drainage ditches, and culverts. The roadways to be improved will be determined by usage and safety issues.
3. Communications - GGeorge Gonzalez reported that the committee has developed written policy for restricting postings during litigation, a written policy for banning owners who violate posting guidelines, and a policy for reinstating banned owners.
4. Covenants ♦ Bill Wenstrom reported that Gary Cowan is still working on this issue.
5. Covenant Violations ♦ Bill Wenstrom reported that additional two covenant violations had been reported since the March meeting. Both involved objects that had been improperly placed on POA common area or easements (on Doewood Lane and Raton Overlook) for an extended period of time. These matters will be handled according to the new covenant violation procedures.
6. Emergency Services - There was no report from this committee. Several new owners have reported that their realtors did not provide them with copies of the covenants or other POA documents. The board requests all area leaders pass out information packets to new property owners. John Sanders has some copies of the old packets from Century Small Business, but they are outdated.
7. Forest Health - Diana Novacek reported that the committee has rescheduled the FireWise Training seminar and it will be held on June 18th from 1:00-4:00 pm at the All-Purpose Room, Sullivan Center, TSJC. A FireWise site tour on SFTR will be held on July 2nd and conducted by CK Morey, District Forester. The committee plans to poll SFTR property owners regarding their interest in site visits to Lake Dorthey and the Bosque. If there is enough interest tours of these properties will be arranged. The committee plans to have a web page soon on the SFTR website. Work continues on the Community Wildfire Protection Plan but the committee is still waiting on the paperwork for the WUI grant. Mapping of the ranch hazard/risk will begin once the monies are secured. The mapping will require the services of a professional.
8. Finance ♦ Diane Rader moved that all funds in the POA power account, which has been used to hold funds for the Metro Board, be transferred to the Metro Board, and that address changes be filed so that future bills and checks will be sent to the Metro Board. The motion passed. After Diane presented the financial reports, John Albert moved that they be accepted. The motion passed.
9. Ranching (Grazing and Fencing) - Jerry Withington was present, but had nothing additional to report.

10. Weed Control ♦ Bill Wenstrom reported that the annual Weed-Out event is scheduled for May 28th & 29th.

- B. Phelan Lawsuit - The court recently ruled against Mr. Phelan and awarded attorney's fees to Ms. Frost and the POA. An additional hearing date has been set regarding the matter of damages.
- C. Security - Elizabeth Polasek was not present to discuss her security proposal.
- D. CBM - Bill Wenstrom announced that the board had recently received a letter from a CBM developer and met in executive session to discuss it. The board members in attendance at the executive session voted AGAINST taking any further action at this time regarding CBM development.

VI. NEW BUSINESS

- A. VPR Fire Protection Project - At the request of the Board of Directors, Scott Chase, Head Forester of Vermejo Park Ranch, presented a proposed shaded fuel break plan to the board. The initial project plan has been a co-operative effort between Colorado State Forest Service (C.K. Morey), Vermejo Park Ranch (Scott Chase), and New Mexico forestry division. CSFS District Forester C.K. Morey was unable to attend today's meeting so Scott Chase agreed to give this presentation. The project will occur on Vermejo Park Ranch property in both the states of Colorado and New Mexico starting from an anchor point just outside the southwest corner of SFTR and will extend approximately one mile north and one mile east along the SFTR borders. The project will be jointly managed and monitored by CSFS, NM forestry, and VPR head forester. This \$68,000 project will employ a hydro axe and other motorized equipment over a two to four week period during June, weather permitting. Scott indicated if there is enough interest within the SFTR community he will attempt to provide a guided tour of the project site. This project will greatly benefit SFTR property owners, as it will provide a firebreak to halt the progress of wildfires in this fire prone area and provide access roads for firefighters. SFTR's contribution to the project will be to allow a limited number of truckloads of saw logs to travel our roads to get to the mill in Trinidad. This will reduce transport costs and slightly increase the number of acres to be treated. After Scott's presentation, Bill Wenstrom read a letter from CK Morey that provides more information on this project. The letter is included at the end of these minutes as Attachment A.
- B. Metro Settlement - Jim Davis summarized the recent metro settlement.

VII. FROM THE FLOOR ♦ None.

VIII. DATE OF NEXT MEETING ♦ The next scheduled meeting of the Board is set for August 20, 2005 at 9:00am at the Fishers Peak Fire Protection District station on Old Mission Ridge.

IX. ADJOURNMENT ♦ Bob Scott moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 12:38 PM.

X. ATTACHMENTS

A. [Letter from C.K. Morey](#)

Recorded and posted in draft form by John Sanders, Secretary, on May 25, 2005.

Approved by the Board of Directors on August 20, 2005 and reposted on August 31, 2005.

Santa Fe Trail Ranch POA
Regular Board Meeting
 August 20, 2005, 9:00 AM
 FPPFD Station 3 on SFTR

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

Guests: Ann Scott, Tom Stephens, June Stephens, R.C. Ghormley, M.J. Shelton, Mike Shelton, Betty Withington, Kristen Spinning, Tom Winchell, Bob Scott, Donna Scott, Tony Riley, Dave Skogberg, Michelle Minion.

- I. CALL TO ORDER ❖ Bill Wenstrom called this meeting of the Board to order at 9:00 AM.
- II. PROOF OF NOTICE ❖ Bill Wenstrom gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM - Eight (8) of the board members were present, which made a quorum and all business official.
- IV. PRESENTATION BY LEVI MONTOYA OF NATURAL RESOURCES CONSERVANCY SERVICES ❖
 Mr. Montoya, District Conservationist for the Trinidad NRCS service center gave a presentation on various funded programs available through NRCS that may apply to land/wildlife habitat management on the SFTR. For more information, contact him at 846-3681 ext. 3 or visit their web site at www.nrcs.usda.gov.
- V. APPROVAL OF MINUTES ❖ Bob Scott moved that the minutes from the board meeting on May 21, 2005 be approved. The motion passed.
- VI. OLD BUSINESS
 - A. COMMITTEE REPORTS
 1. Common Area ❖ Bob Scott reported that the wooden signs near the ranch entrance have been taken down to be repaired and will be replaced as soon as the work is finished. Also,

the Trinidad/Raton directional sign was removed by the paving contractor working on I-25 and will be replaced after the surplus asphalt pile is removed. (This was accomplished before the draft minutes were published.) Bob also reported that two additional dumpsters were added to handle heavy summer usage and continued dumping of construction trash.

2. Road Committee ♦ John Albert reported that there is approximately \$84,000 left in the 2005 road repair budget, and approximately half of the 2005 allocation of road base has already been applied. The next roads to be road based are Trail Ridge and Cougar Court. After that, the priorities are the roads near water tank 3 and Owen Baldwin Parkway. Time, weather, and funding will determine when road base operations will cease for the year. John also reported that the recent heavy rains exposed some culvert problems which will be corrected, but the majority of them performed well. Owners are asked to report any known blocked culverts, and check their driveway culverts for blockages and repair them as necessary. Bill Wenstrom reported that the owner of Morley has rescinded permission to use red ash.
3. Communications ♦ George Gonzalez reported that there is a plan to reinstitute USPS mailings to property owners. Diane Rader and George have volunteered to perform the task jointly, and will be reimbursed for the cost of materials. Also, Diane Rader reported that the database unification effort is still underway. John Sanders reported that there will probably always be a financial database maintained by our accountant and a web-based database maintained by our webmaster and the property owners, and these two databases will have to be synchronized periodically.
4. Covenant Changes ♦ Bill Wenstrom reported that a petition to the court will be filed soon and at that time, notices will be mailed to all property owners.
5. Covenant Violations ♦ Bill Wenstrom reported that the recent covenant violations regarding trailers and vehicles parked on POA right-of-way reported at the last meeting have not been resolved. Diane Rader moved to take legal action to resolve these complaints. The motion passed.
6. Emergency Services ♦ Bob Dye reported that the gate was manned for the entire Fourth of July holiday. Property owner stickers and fire prevention information was distributed. Open issues for the committee include scheduling of future meetings, determining if there are future plans to update the ESC info for printed or web site publication, and completion of the video surveillance system improvements.
7. Forest Health ♦ Diana Novacek reported that the committee had introduced its new web site, received written approval of the 2005 grant, and was in the process of preparing their 2006 grant application. In order to gather valuable data regarding our ranch and to make our 2006 grant application competitive with others, Diana moved that the budget be modified to allow a \$10,500 expenditure to professionally produce a Community Wildfire Protection Plan. After the \$10,500 expenditure this year, the committee expects \$5,250 to be reimbursed by our approved 2005 grant. After considerable discussion, the motion passed.

8. Finance ♦ Diane Rader reviewed the budget and balance sheets, and requested feedback to determine if the board felt that a CPI-based increase was necessary this year. There was no motion for a dues increase. Diane also reported that 31 new liens were being filed for non-payment of dues, bringing the total to 43. John Albert moved to suspend the voting rights of all property owners who are in default (defined as those who have liens filed against them). The motion passed.
 9. Ranching (Grazing and Fencing) ♦ Bill Wenstrom reported that the perimeter fence with Vermejo Park Ranch is finally complete. Of the \$7528 spent, \$3764 will be billed to VPR. The north perimeter fence is still intact and in good condition. The next board will consider the expense of completing the northern portion of our western border. There was discussion regarding the legality and ethics of a reported "cattle drive" by property owners, and of the water access problems due to recent issues regarding the windmill and fiberglass tanks. Although the POA does not have a legal responsibility to do so, in the interest of taking proper ethical actions and maintaining our good business relationship with Mr. Walters, John Albert moved that the POA purchase replacement tanks (not to exceed \$1000) to provide water along Cottonwood Canyon for the cattle.
 10. Weed Control ♦ Bill Wenstrom reported that there was less participation in this year's annual weed spraying event than in previous years. The cost of supplies was approximately \$1600. If there is not improved participation in the future, professional contractors may be needed at an expected expense approaching \$10,000. Bill will try a volunteer effort again in 2006.
- B. Phelan Lawsuit ♦ Bill Wenstrom updated the board on the status of the Phelan lawsuit.
 - C. Metro Settlement ♦ Mike Shelton reported that the legal costs are still unknown, and the necessary future operating expenses are difficult to predict due to the unknown number of leaks that will be discovered. The status of any rebate resulting from the settlement has not been determined. See the Metro Board meeting minutes for more details.
 - D. Records Storage ♦ Bill Wenstrom reported that the POA needs a central location to store records, and the Fishers Peak Fire Protection District has offered to allow the POA to store a filing cabinet in Station 3 on SFTR. As compensation, the POA will purchase and donate a second filing cabinet for their use. Diana Novacek moved that Bill Wenstrom be authorized to purchase these items at an expected cost of approximately \$375. The motion passed.

VII. NEW BUSINESS

- A. BOD nominations ♦ Bill Wenstrom reported that there were 3 nominations for directors on the website. John Sanders reported that 2 additional nominations were initiated via e-mail, but were still incomplete at this time.
- B. 2005 Annual Members' Meeting Information Packet ♦ After discussion and amendments to the draft version of the packet, Diane Rader moved to accept the amendments and mail the packet to the owners of all 454 lots.

- C. Request for Temporary Residence Permit ♦ Bill Wenstrom reported that a request had been made to place a trailer on a lot temporarily while a permanent residence is constructed. Diane Rader will provide the application form for the appropriate POA permit.

VIII. FROM THE FLOOR ♦ None

- IX. IX. DATE OF NEXT MEETING ♦ The next scheduled meeting of the Board is set for October 22, 2005 in the Sullivan Room in the Student Center Building on the campus of Trinidad State Junior College immediately following the Membership Meeting.
- X. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 1:55 PM.

Recorded and posted in draft form by John Sanders, Secretary, on August 27, 2005.

Approved by the Board of Directors on January 14, 2006.

***** This is a draft version. It has NOT been approved. *****

Santa Fe Trail Ranch POA
Annual Property Owner's Association Meeting
October 22, 2005 9:00 AM
TSJC Student Center Multi-Purpose Room

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

Guests: James Brister, Nancy & Val Allred, Jan & Chuck Ferrero, Bob & Julene Gyde, Sharon Sorenson & Ernie Parker, Tom Winchell, Bill & Sandy Lovato, Jim & Suzie Davis, Rick & Patty Kinder, Lige Harris, Betty & Jerry Withington, Jan & Greg Beaumont, John & Helen Dorsch, Shirley Lambert & Carol Alfs, Joyce & Walt Wolff, D. Lee Phelan Sr., Sue Spanner, Stan & Peggy Obrey, Fred & Harriet Vaugeois, Courtney McBride, John Albert, R.C. & Mary Ghormley, Vicki Mumma & Phil Dunn, Heidi Frazier, Tony & Jodi Riley, Tom Stephens, Mike & Mary Jo Shelton, Janet & John Woods, Michelle Minion, Ann Scott, Betty Ruward, Frances Purswell-Montoya, Robert Vega, Carol Rawle, Bret & Chris Bolton, Ed Hockett & Judy Lee, Bill Phillips & Carol Dillow, Ronnie Mack, Steve & Sheryl Smith, Cheryl & Barry Benware, Carol Kaiser-Friedrich, Mike Z., Sherri Thompkins & Carrie Wellman, Carol Bates, James Leffingwell, Eddie Gieske, Pamela Russell, Stephen Renning, Bob & Donna Scott, Darla Duros.

Agenda

- I. CALL TO ORDER ♦ Bob Scott called this annual meeting to order at 9:08 AM.
- II. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM ♦ Seven (7) Board members were present, which made a quorum and all business official. In addition, more than 10% of the membership was represented in person or by proxy.
- IV. APPROVAL OF PRIOR MEETING MINUTES ♦ The minutes of the October 16, 2004 Annual Meeting of Members were approved.
- V. COLLECTION OF BALLOTS AND TALLY OF VOTES ♦ John Sanders called for all votes and proxies.

John Sanders, Heidi Frazier, and Darla Duros counted the votes. Later, John Sanders announced that the new board members were Rick Kinder, Tony Riley, and Nancy Allred. A small number of votes required further verification, but the vote spread was such that they were not consequential. The vote counts (announced at the meeting) were:

Nancy Allred	185
Tony Riley	170
Rick Kinder	150
Carolyn Dillow-Phillips	66
D. Lee Phelan	49
Jeff Mattock	3

VI. OLD BUSINESS

- A. **Health Care Discussion:** Michelle Minion announced an open meeting of the TAHA board at Mt. San Rafael Hospital at 6pm Thursday October 27, 2005 and encouraged everyone to attend.
- B. **Fencing & Grazing Subcommittee:** Jerry Withington reported the fence along the railroad is in poor condition, and asked members for help in persuading the railroad to take action. The fencing along the west border is still not done due to prohibitive costs. The windmill and tanks in Cottonwood Canyon have been restored to working order. Jerry answered questions about the grazing lease. The roundup is expected to be completed in early November this year.
- C. **Covenant Committee:** Don Ruward reported that last year's covenant change issue is in the hands of the POA lawyer, but has not yet been filed with the court. No court hearing date has been set in the boundary line case. There are additional ongoing right-of-way disputes. Don reiterated that mobile homes were permissible only as temporary dwellings while homes were being constructed.
- D. **Emergency Services Committee:** Bob Dye reported that the completion of the new security system will be discussed at the next committee meeting.
- E. **Road Committee:** John Albert reported that 9.5 miles of road resurfacing were completed as of September. The committee plans to resurface all POA roads as needed, and estimates that resurfacing will be required every 8 years.
- F. **Forest Health & Wildfire Mitigation Committee:** Diana Novacek reported that the committee's reports are posted on their new website: www.sftrforest.org. In addition, she offered handouts on FireWise site selection and retrofit.

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

VIII. FROM THE FLOOR - None.

IX. DATE OF NEXT MEETING ♦ Scheduling of the 2006 Annual Meeting was deferred until the Board formation meeting. (At that time, it was scheduled for October 8, 2006 in the TSJC Student Center.)

X. ADJOURNMENT ♦ The meeting was adjourned at approximately 11:30 AM.

Recorded by Don Ruward. Submitted in draft form by John Sanders, Secretary on October 24, 2005.

Santa Fe Trail Ranch POA
Regular Board Meeting
October 22, 2005 after Annual Member Meeting
TSJC Student Center

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
John Albert	✓	
Nancy Allred	✓	
Bob Dye	✓	
Rick Kinder	✓	
Diana Novacek	✓	
Tony Riley	✓	
Don Ruward	✓	
John Sanders	✓	

- I. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 12:05 PM.
- II. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
- III. ROLL CALL & DETERMINATION OF QUORUM ❖ All nine (9) board members were present, which made a quorum and all business official.
- IV. IV. ELECTION OF OFFICERS
- A. President ❖ Don Ruward nominated John Sanders, who declined the nomination. John Albert nominated Bob Scott, who accepted the nomination and was elected by acclamation.
- B. Vice Presidents ❖ Bob Scott nominated Bob Dye and John Albert, who accepted the nominations and were elected by acclamation.
- C. Treasurer ❖ Diana Novacek nominated Nancy Allred, who accepted the nomination and was elected by acclamation.
- D. Secretary / Assistant Treasurer ❖ Diana Novacek nominated John Sanders, who accepted the nomination and was elected by acclamation.
- V. NEW BUSINESS
- A. Committee Chairpersons
1. Communications Committee ❖ Diana Novacek nominated John Sanders to serve as

chairperson. John accepted and was appointed by acclamation.

2. Covenant Committee ♦ Rick Kinder volunteered to serve as chairperson and was appointed by acclamation.
3. Emergency Services Committee ♦ Bob Dye agreed to continue serving as chairperson.
4. Forest Health / Wildfire Mitigation Committee - Diana Novacek agreed to continue serving as chairperson.
5. Road Committee ♦ John Albert agreed to continue serving as chairperson.

B. Meeting Schedule ♦ The board scheduled the following meetings:

Purpose	Time	Date	Location
Board	9 AM	12/10/05	Lazaro Martinez Fire Station on SFTR
Board	9 AM	1/14/06	Lazaro Martinez Fire Station on SFTR
Board	9 AM	3/11/06	Lazaro Martinez Fire Station on SFTR
Board	9 AM	5/16/06	Lazaro Martinez Fire Station on SFTR
Board	9 AM	8/12/06	Lazaro Martinez Fire Station on SFTR
Town Hall	To be determined	10/7/06	TBD
Annual Member	9AM	10/8/06	TSJC Student Center
Board	Immediately after Annual Meeting	10/8/06	TSJC Student Center

C. Check Signing Procedures ♦ John Sanders will initiate the appropriate changes.

D. Budget ♦ The 2006 budget will be considered at the next board meeting.

VI. FROM THE FLOOR - There was discussion about property owners clearing brush from POA right-of-way along SFTR roads. Diana Novacek moved that her committee should encourage the removal of these materials. There was additional discussion and agreement regarding the need for prior Road Committee approval before any clearing is done on the the POA right of way. The motion passed.

VII. DATE OF NEXT MEETING ♦ The next scheduled meeting of the Board is set for December 10, 2005 at

9:00 AM at the Lazaro Martinez Fire Station on SFTR.

VIII. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 12:30 PM.

Recorded and posted in draft form by John Sanders, Secretary, on October 24, 2005.

Approved by the Board of Directors on December 10, 2005.

Santa Fe Trail Ranch POA
Regular Board Meeting
December 10, 2005 9:00 AM
FPPD Station 3 (on Old Mission Ridge)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Bob Dye, Vice President	✓	
John Albert, Vice President		✓
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Diana Novacek	✓	
Don Ruward	✓	
Tony Riley	✓	
Rick Kinder	✓	

Guests: Betty Ruward, Betty Withington, Jerry Withington, Mike Shelton, Charles Austin.

Agenda

1. Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Eight (8) of the board members were present, which made a quorum and all business official.
4. APPROVAL OF MINUTES FROM PRIOR MEETING ♦ Don Ruward moved to approve the minutes as posted. The motion passed.
5. NEW BUSINESS
 - A. Committee Reports
 - i. COMMON AREA ♦ Bob Scott had nothing to report.
 - a. ROAD SUBCOMMITTEE ♦ Bob Scott reported in John Albert's absence that the roadwork was proceeding according to schedule and budget. In 2006, the major item in the roadwork schedule will be Owen Baldwin Parkway.
 - b. RANCHING SUBCOMMITTEE ♦ Jerry Withington had nothing to report.
 - ii. COVENANT CHANGE ♦ Bob Scott reported that District Court Judge Newnam granted

the POA's petition to change our covenants. These changes will allow the property owners more control over the covenants by reducing the required participation for approval of changes to 51% and eliminating both the future increase in required participation and the requirement for the mortgage holders to approve changes.

- iii. COVENANT ♦ Rick Kinder had nothing to report.
- iv. EMERGENCY SERVICES ♦ Bob Dye reported that the new security system installation is in progress, and that there were incidents of trespassing on the ranch last month. Bob will contact the Sheriff to request that these cases be prosecuted.
- v. FOREST HEALTH ♦ Bob Scott commended and congratulated Diana Novacek and Dave Skogberg for the highly successful FireWise Tour Event in October. Diana thanked the FHWM committee members and Jerry and Betty Withington for hosting the lunch and Community Wildfire Protection Plan (CWPP) presentation. Diana reported that the Hydro-Ax contractor is scheduled to arrive on the ranch December 14th and will remain until all contracted work is complete. Diana also reported that the committee continues to be very active in the development of the CWPP, future property owner education and communication programs, and work related to applications for future grants.

B. 2006 BUDGET DISCUSSION AND APPROVAL ♦

- Nancy Allred presented a draft of the 2006 budget.
- Bob Scott moved to increase the monthly payments to the Fisher Peak Fire Protection District (FPFPD) to \$100 per month to cover the increased POA usage of Station 3. The motion passed.
- Diana Novacek moved to increase the Forest Health and Wildfire Mitigation (FHWM) committee's 2006 budget to \$6000 to cover expected expenses including distribution of the Community Wildfire Protection Plan and other mailings, and applications for 501c3 status and 2006 grants. The motion passed.
- Diana moved to allow FHWM to apply for 501c3 status. The motion passed. Diana moved that the board allocate \$800 for the purchase of a used copier. In exchange for minimal use, the FPFPD has agreed to allow this copier to be located in Station 3. The savings in printing costs to the FHWM committee in 2006 alone is expected to exceed the purchase price. The motion passed.
- Jerry moved to allocate funds to repair the fencing bordering the railroad. The motion was tabled after Tony discussed plans to contact railroad administration and/or state agencies regarding the railroad's financial responsibilities.
- Bob Scott moved to approve the 2006 budget as modified. The motion passed.

C. FROM THE FLOOR ♦ None.

6. DATE OF NEXT MEETING - The next scheduled meeting of the Board will be January 14, 2006 at 9:00am at FPPFD Station 3 (on Old Mission Ridge).
7. ADJOURNMENT ♦ Diana Novacek moved that the meeting be adjourned. The motion passed and the meeting was adjourned at 10:06 AM.

Submitted in draft form by John Sanders, Secretary, on December 16, 2005.

Approved by the Board of Directors on January 14, 2006.