

# Santa Fe Trail Ranch POA

## Regular Board Meeting

February 6, 2010  
Lazaro Martinez Station

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President		✓
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
J Alan Aufderheide	✓	
Linda Brown	✓	
Fred Streiff	✓	

**Guests:** John Parker, Lynne Parker, June Stephens, Tom Stephens, Flora Martinez, Steve Thompson, Donna Garrett, John Noard, Rick Kinder, Rob Coopet, Susan Coopet, Mary Ghormley, Monte Beaver, Val Allred, Ernie Parker, Kim Pronovich.

1. Bob Scott called the meeting 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: Eight Directors were present which made a quorum and all business official.
4. Jim moved to approve the minutes of the 5 December 2009 regular meeting. The motion carried.
5. Committee reports:
  - a. Common Area - - Progress on the railroad crossing is moving very slowly. Linda talked to Andy Amparan of Burlington Northern Santa Fe RR. He needed to verify information before responding, and hasn't called Linda back.
  - b. Roads - John Albert reported good resident turnout at the Road Committee meeting on 1/16/10. Plans were made for the years' roadwork. Minutes of the Road Committee Meeting have been sent to the webmaster for posting on the ranch site. The cost for road base from Leone Sand & Gravel will remain the same as 2009. When weather permits, the first road work will be on Hidden Meadow. Snowplowing: There have been requests to get snow off icy roads that get little sun and remain a sheet of ice all winter. This priority is being worked into snowplow routines. John has been investigating the possibility of speed dips in the roads to control speeding. The Communications Committee suggested the Road Committee have its own page on the ranch web site for all road information. A spread sheet of completed road work for every road has been

mentioned previously. J Alan suggested reflectors in strategic places on the roads for snow white outs during night driving. The cost of the reflectors was mentioned as well as the numerous dangerous places on mountain roads. J Alan commented that the ranch roads and water are remarkably good, yet he is concerned with the trees that overhang the road in the road right of way, obstructing views and creating a wildfire risk. It was reported the RC Ghormley has applied for two grants that could be used for this type of purpose, if received. The result of one grant application should be known shortly. The Board recommended the Forest Mitigation Committee call a meeting of interested parties regarding the road right of way project. Volunteers would be needed because some work would be done by hand with chainsaws. For future Board meetings, the Forest Mitigation Committee report will be included in the Community Preparedness report.

- c. Covenant Committee – Jim Davis will have a Covenant Committee meeting immediately following the Board meeting today. The Committee will be looking at getting SFTR Covenants in line with Colorado Common Interest Ownership Act of '05 & '06.
  - d. Finance – Nancy presented Year-To-Date P & L Comparison to Budget for 2009. The years net income was \$129,778. The year started with \$119,710 carry forward for Roads & Bridge from 2008. This means finances are stable. Total Accounts Receivable at the end of the year: \$26,882. More residents are asking for payment plans on POA dues. Foreclosure sale scheduled for 2/3/2010 was cancelled when property owners' payment was received.
    - 1. Budget – The revised 2010 budget was presented and compared to 2009 budget. Total General Expenses budgeted for 2010: \$329,366. Jim moved to approve the 2010 Budget. Motion carried.
  - e. Communications – J Alan reported how Patrick Roehl transferred the ranch web site to a new host. Thanks to Patrick for all his work on this project. The new host has more storage for less cost. The data base project for the ranch is in the end stages of planning. They are working on fields property owners can change or update and what fields have security. Patrick is working on the data base on a volunteer basis. J Alan has asked that questions to be added to the Frequently Asked Ranch Questions List, be sent to him.
  - f. Community Preparedness – The Committee met 12/19/2009 and discussed moving the boundary of Area 7. Area 7 needs a volunteer leader. Area 4 needs a full time area leader and assistants. Volunteers are needed to represent areas. The revised CPC Handbooks are available online. John Sanders is checking on pricing for cameras for the guard shack. The residency list is in progress; John Albert needs the list when it is complete. CP information needs to be posted so residents know what to do in an emergency.
  - g. Weed Control – John Noard suggested making signs to put on roads when weed spaying was in progress for volunteer safety. Suggestion to use orange road cones. This year we will be testing a different chemical for use on thistle, once current chemical supply is depleted.
  - h. Water report – Currently Elk Ridge Trail, Coyote Trail and Squirrel Lane water lines are frozen.
6. New Business – Linda contacted Howard with the Greenlands Conservancy regarding chemical use on

cattails in the pond. John Noard needs to follow up on chemical safety with the Department of Ag.

The Board received a position statement from Carol Phillips concerning the POA lawsuit and Lot 7B. The POA lawsuit is being dealt with by legal counsel and not discussed at an open meeting. Lot 7B is not a POA issue. Her statement will follow the meeting minutes.

7. Next regular meeting 3 April 2010, 9:00 am, Lazaro Martinez Station, SFTR. Meeting adjourned 9:45 am.

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1.

a. *Common Area*

i. *Phillips Lawsuit – The Board moved to approve the settlement agreement as drafted and presented to the Board by the attorneys for both sides [cjd] (this is referring to an original agreement drawn up by the POA attorney Dennis Malone that we refused to sign. The Board moved to accept this agreement even though members of the Board were informed that we were not going to sign this original agreement! Our attorney, Todd Kettelkamp, also notified Dennis Malone that the original agreement was unacceptable and created and presented a different agreement to Dennis Malone on Dec. 7, 2009. We are still awaiting the Board's response to the agreement drawn up by our attorney.) Until finalized, the Phillips lawsuit is confidential. Once finalized, the Settlement Agreement will be public information for SFTR residents.*

ii. *Lot 7B [cjd] (there was NEVER a Lot 7B on the platted map of SFTR)– Jesse Manzanares presented to the Board the history of Lot 7B. Mr. Manzanares is the attorney representing the Withington's and Noard's acquisition of Lots 7, 8, & 9 in foreclosure sale. Lot 7B was part of the SFTR developer's property [cjd](NO it was NOT...it was ALWAYS listed as Lot #B, Unit #1 and sold by Raton West-Baldwin, Ltd. To Ronald Ray Perry and Bette Nell Perry on a separate Deed dated Nov. 12, 1992. Bill and I are in possession of every warranty deed that exists on Lot B, Unit 1, Santa Fe Trail Ranch, Las Animas County according to the Plat thereof Recorded April 30, 1990 at Reception No. 588333, under Book 873, Page 261, Records of Las Animas County, Colorado). Lot 7B has been included in Lot 7 transactions through three property owners since 1992 [cjd] (Incorrect, it was sold to Stephen and Carol Bolton on 10/16/2000 along with Lot #7 but listed separately, and then sold to Todd A. Nathan on 5/4/2001 along with Lot #7, but listed separately). SFTR Covenants do not allow the sale of less than 35 acres of property. Lot 7B is 1.967 acres. In the final foreclosure proceedings initiated by the POA Board, parcel 7B was not included[cjd] (Because Parcel 7B DOES NOT EXIST!!). This legal action was initiated to rejoin parcel 7B to the deed for Lot 7. Lease pen dens [cjd] (this is actually a lis pendens which initiates a foreclosure action. By definition, Todd Nathan still has possession of Lot B and has the right to sell or refinance the property. And, by definition, should Lot B be successfully foreclosed on, then it should go up for public auction. However, according to the Treasurer's office, Lot B was NOT part of the SFTR POA...so how can it be foreclosed on? What everyone should really be questioning is WHY did a Board Member, that being Doris Noard through her husband John Noard, misrepresent to all of the POA Members that they owned Lot B and were willing to DONATE Lot B to the POA for a COMMUNITY CENTER...and by the way, John Noard stated, under oath in Las Animas County Court, that he owned Lot B...I have a copy of the official court transcripts should you need to see them) have been filed on the deed so parcel B is tied up. Action is being taken in the manner described to avoid further legal expenses to the POA Board due to the omission of Parcel 7B.*

# DRAFT

## Santa Fe Trail Ranch POA Board of Directors Meeting April 3, 2010

President Bob Scott called the meeting to order at 9:00 am. President Scott stated that meeting had been properly advertised and a Roll Call verified the presence of a quorum. Members Present: Bob Scott, John Albert, Al Tucker, Nancy Allred, JAlan Aufderheide, Fred Streiff, Linda Brown. Members Absent: Doris Noard, Jim Davis.

Approval of the Minutes: Minutes of the prior meeting were reviewed and Al Tucker moved, seconded by John Albert to approve the minutes as submitted, All members present voted yes.

Forest Health and Wildfire Mitigation Committee: RC Ghormley was present and gave a Committee report. He outlined work that he had been doing on several grant opportunities and asked for reactions from the Board as to whether the grants should be pursued, how the Board felt about the dollar amounts, and how the money might be used. After discussion, there seemed to be general agreement that Ghormley should proceed to put the grant application(s) together on behalf of the POA, that both private property and common areas (specifically road rights of way) should be mitigated, and that "more was probably better than less" in terms of dollars requested. Ghormley thanks the Board and indicated that he would be back in touch with progress reports as warranted.

Common Area Committee: President Scott lead off this Committee report by indicating that he has become frustrated with the lack of response from the BNSF and has been working on a proposal for repair and upgrade of the bridge along with an indemnification resolution which would protect those residents involved in any bridge rework or upgrade, and would be bringing this matter to the Board in the relatively near future. Linda Brown also reported on her repeated attempts to communicate with the BNSF railroad contact in order to, among other things, get some engineering assistance in looking at the tunnel on the south end of the Ranch where an emergency egress might potentially be built in light of the railroad's removal of the Morley crossing.

Road Committee: John Albert gave a road committee report acknowledging that conditions late this winter and early spring had caused many problems with road conditions. Muddy conditions, roads without sufficient roadbase, and significant drainage problems have all contributed to significant travel problems in many areas of the ranch. Several questions were asked and discussed but no Board action was taken, with the clear hope expressed that drier weather would be forthcoming.

Covenant Committee: Jim Davis was absent, so President Scott commented on his behalf that the covenants are continuing to be reviewed by legal counsel to make sure there is compliance with statutory requirements.

Finance Committee: Nancy Allred distributed financial reports to the Board and indicated that, in general, the budget, receipts, and expenditures were "pretty much on track". Delinquencies, liens, and potential foreclosures continue to be a concern and Nancy is more than willing to work with ranch owners

who are in arrears, as this is preferable to an escalating balance due. The use of foreclosure action is specified in the Covenants, and this action is initiated when an account reaches the top of the delinquency list, without the owner attempting to make payment arrangements. J. Aufderheide suggested the Board adopt specific guidelines to be used in dealing with delinquencies and initiating foreclosure. The Board will explore whether there should be more structured guidelines adopted.

Communications Committee: J. Aufderheide reported that the website was in the final stages of buildout after migration over to the new host. He also reported a desire to verify a list of committees. After discussion, there was agreement that the "Coal Bed Methane Committee" was no longer needed and could be deleted. The listing of a "Water Committee" could also be deleted as it more appropriately would fall under the "Metro District" heading. The "Forest Health and Wildfire Mitigation Committee" would be an addition. The Committee Chairs will be given "read/write" capability for their page(s) and should post current reports as needed. Aufderheide also reported that the Committee wants to encourage more use of the "Calendar" function at the website as anyone with an email address giving them access to the owner's pages can post events on the public calendar. Finally, Aufderheide reported that the Communications Committee would like to allow ranch owners who own and/or operate businesses to advertise on the SFTR home page. The ads would pop up on a "rotating" basis so that each ad would be given equal treatment. President Scott invited a motion of approval to this effect, whereupon Aufderheide moved, seconded by Al Tucker, that the Board approve such a free advertising concept for ranch owners, with the Communications Committee to work out implementation details.

Community Preparedness Committee: Fred Streiff reported regarding the Committee's continuing emphasis on fire prevention and preparation, noting the importance of consulting the rural prevention website checklist, having water hoses readily available, fire extinguishers placed at strategic locations, and having smoke detectors interconnected for early warning, including garages. Streiff also reported on the intent of the Committee to establish a viable camera system at the front entrance so that vehicle identification would be far more certain. He currently has one proposal in hand and would entertain other proposals to accomplish this. The proposal he has is well within his budget constraints, and he was given verbal approval to proceed with the purchase. Streiff also asked ranch owners and their guests or contractors to assist in keeping the south half front entrance gate closed to emphasize that the Ranch is private property.

Metro Report: Bob Scott explained that the unusually severe weather had caught the system operators unawares resulting in numerous frozen supply lines. Next year, the weather will be closely monitored and if the same temperature trends are observed, flushing hydrants will be opened slightly to prevent freezing.

Ranching Committee: Jerry Withington mentioned that this year it appeared more cow/calf units would be grazing on the Ranch.

Weed Control: Linda Brown mentioned that weed control would be taking place again this spring.

There being no further action or discussion, Al Tucker moved, seconded by John Albert that the meeting be adjourned.

# Santa Fe Trail Ranch POA

## Regular Board Meeting

June 12, 2010 9:00 AM

Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President		✓
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert		✓
J Alan Aufderheide	✓	
Linda Brown	✓	
Fred Streiff	✓	

**Guests:** Mary & RC Ghormley, Frances Purswell-Montoya, Carol Rawle, Rick Kinder, Val Allred, John Noard, John Parker, Joe & Carmen Richards, Kris Spinning, Cary Brooker.

### Agenda

1. Bob Scott called the meeting 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: Seven Directors were present which made a quorum and all business official.
4. Jim Davis moved to approve the minutes of the 3 April, 2010 regular meeting. Motion carried.
5. Committee reports:
  - A. Common Area
    1. Wildfire mitigation - RC Ghormley applied and received a grant for \$244,000 which is good for four years. The grant was written broadly to include the following work (1) Infrastructure Protection for ingress and egress, (2) Fuel Reduction Corridors including the Conservancy (the areas are noted in the CWPP), and (3) Individual property owners fire mitigation. The grant specifies a limit of \$470/acre reimbursement and does not require matching in kind. RC and Committee will be working out the details of administering the grant.
      - a. J Alan presented the Tall Oaks Wildfire Mitigation Project (TOWMP) which has been approved by the Forest Health and Wildfire Mitigation Committee. The problem is

that Tall Oaks Drive is choked with combustibles of all kinds and ladder fuels. The goal is to have a substantial reduction in the fuel load within the Tall Oaks right-of-way with volunteers doing the work. No work will be performed within the road right-of-way without the Board's permission or beyond the road right-of-way without the landowner's permission. All landowners with property fronting Tall Oaks will be contacted by US Mail and/or email with a copy of the project. The question arose about the location of the actual center of the road for purposes of locating the limits of the right of way. A motion was made that for the general purposes of required maintenance and fire mitigation the center of the roads as constructed will be considered correct. Bob moved to approve the TOWMP as a phase of the Fire Mitigation Plan, with the Forest Health & Wildfire Mitigation Committee to determine how future projects will be approved. Motion carried.

2. Bridge upgrade – the latest engineer to evaluate the ranch bridge also will not certify the actual calculated load limit of the bridge, even if it is reinforced, due to unknowns such as condition of the flatcars, type of steel used in their construction, integrity of welds, etc. This means the bridge will have to be replaced. The plan is to get an engineering proposal, get a design, and have it go out for bid.

Once a total cost is known, financing options would be explored, then there would be a membership vote on capital repairs to the bridge.

3. Alternate access for the ranch – Bob is looking at the possibility of access to the North of the ranch through Trinidad Lakes Ranch, as well as arranging a meeting with the BNSF and the Colorado PUC to possibly re-establish the railroad crossing on the South end.
4. Community Center – Though this has less priority than the bridge, all were encouraged to think about what would be wanted in a Community Center.
5. Guard Shack Repair – Volunteers are needed to assist in the repair. Jim moved to approve repair materials and labor for the guard shack. Motion carried.
6. Pond Maintenance – Linda reported that the Common Area Committee approved use of the weed razor to cut cattails. Linda will order the weed razor.

- B. Roads - John Albert made a draft on excel of data on road conditions and past maintenance. Once finalized, the plan is to have it posted on the ranch web site. The chart could incorporate road needs, cycles of road maintenance and project money needed for maintenance.
- C. Covenants – Ranch attorney is drafting a resolution for POA Board to adopt to bring SFTR Covenants in compliance with Colorado Common Interest Ownership Act mandates. It mainly deals with enforcement of Covenants and should be done soon.
- D. Finance – Nancy reviewed the Year-To-Date P & L Comparison to Budget on an accrual basis. Cash in bank in \$339,434. Bills are coming in for payment, such as for doing road base. Delinquent accounts were reviewed which constitute 19 people owning 20 lots or 4.4%

delinquent. Total lots which have paid dues or are making payments is 95.6%. The Annual Assessment Collection Procedure was discussed. Bob asked for a vote as to the necessity of modifying the procedure presented by Nancy as requested by J. Aufderheide. The Board voted against modification. Bob S. moved to approve the Annual Assessment Collection Procedure as written. Motion carried.

## **Santa Fe Trail Ranch POA**

### **Annual Assessment Collection Procedure**

Policy: Per Article 4.3 of the Covenants, annual assessments are billed on January 1st of each year. Per Article 4.8 property owners can make arrangements to pay their dues on a quarterly basis. If, however, the property owner neither pays the dues within 30 days nor makes payment arrangements with the POA Treasurer, the following shall take place:

Procedure: Per Article 4.9 of the Covenants, the delinquent property owners shall be charged an eighteen percent (18%) interest charge from the original due date of January 31st. As of April 1st, liens will be placed on the property. The property owners will be notified in writing that the lien has been placed and that if not remedied within a reasonable timeframe, will be turned over to the POA attorney for collection with the understanding that any attorney fees and/or expenses incurred are payable by the property owner. If the delinquent dues continue to go unpaid, the POA attorney shall be instructed to begin foreclosure proceedings.

- E. Communications – J Allan presented the SFTR Website Advertising Guidelines. After discussion, J moved to approve the guidelines as amended (below). Motion carried. The long range plan is to have fiber optic high speed internet available to ranch residents. Further clarification is needed on delinquent Metro dues and effect on voting rights prior to the October Annual POA Meeting.

### **SFTR WEBSITE ADVERTISING GUIDELINES**

The SFTR Website does not accept paid advertising. However, the Board of Directors has approved the acceptance of unpaid advertising from POA members. The following guidelines have been developed to prescribe the nature of such advertising. It shall be the responsibility of the Communications Committee to oversee the implementation of these guidelines.

1. Advertising will be accepted only from SFTR POA members who are not delinquent in payment of their POA or Metro dues.
2. Persons wishing to advertise must be owners and/or operators of a business, not simply an employee of a business.
3. It shall be the responsibility of the advertisers to generate the image they wish to be displayed in the designated space on the SFTR home page. However, there are members of the Communications Committee who have volunteered to assist in such preparation. The ad may include a "click on" button that would link to an external website OR a separate page at the SFTR website.
4. Advertisers must submit the image of their ad to the Chair of the Communications Committee for approval. Should the Chair not approve the ad, the advertiser would be able to appeal to the



full committee. Should the full committee not approve the ad, the advertiser would be able to appeal to the POA Board.

5. All ads will be scheduled to "rotate" in their appearance on the home page so that a different ad appears each time the home page is visited and each of the ads appear an equal number of times.

- F. Community Preparedness – Fred reported with assistance from John Sanders, we got a bid for cameras for the guard shack. They will be infra-red, color, and get license plate number. One camera has been received and will be tested next week. Three more cameras will be received next week. Cameras will be positioned in three directions plus a wide range camera will cover the bridge. The gate on the bridge needs to be kept closed. Trespassing on land was discussed and property owners are to give a verbal warning to trespassers. Then call the Sheriff. Anyone wanting to go on someone else's property should ask for permission from the landowner. Visitor/contractor information flyers will be printed and available at the guard shack. Fire north of Trinidad Lake Ranch was contained. Get a message to Fred so contacts can be updated, as with the Vermejo fire, if you know information about a fire.
- G. Weed Control – John Noard reported that next Saturday, June 19, will be weed spraying of the ranch common areas. Meet at the mailboxes at 8:00 am as volunteers are needed. If you don't have an ATV, you still can help with a sprayer. Protective eyewear, facemask, gloves, and long pants are recommended. The POA has a number of sprayers for ATV's or hand held sprayers. One gallon of cat tail chemical has been ordered. Linda will accompany John when it is tested in the pond.
- H. . Secretary's report – The Annual Property Owners Meeting has been moved up one week to October 9, 2010 due to availability of the Pioneer Room. Board terms end for John Albert, Jim Davis and Doris Noard. There will be three slots open for Directors, and either one or three Directors must be seated to keep the number uneven. The deadline for posting nominations for Directors that will be included on the printed ballot is August 16, 2010. The Call for Nominations will be posted on the web site.

6. New Business – Rick Kinder reported that the information sent out about ranch water should have had the Consumer Confidence Report shown first; basically the pages were out of order and the wrong form was used, mentioning a boil order, which was never required.

7. Next regular meeting 7 August 2010, 9:00 am, Lazaro Martinez Station, SFTR

8. Adjourn – Jim moved to adjourn at 11:00 am. Motion carried.

Submitted in draft form by Doris Noard, Secretary

# Santa Fe Trail Ranch POA

## Regular Board Meeting

August 7, 2010 9:00 AM

Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary		✓
John Albert	✓	
J Alan Aufderheide		✓
Linda Brown	✓	
Fred Streiff		✓

**Guests:** Donna Garrett, Jennifer Ghormley, Mary Ghormley, RC Gorhmley, John Parker, Flora Martinez, Vicki Mumma, Phil Dunn, Carmen & Charles Bowling, JE Richards, Rudy Reveles, Val Allred, Don Ruward, Roberto Jordan, Rick Kinder, Rob Coopet, Susan Coopet, Dan Olin, Ernie Parker, John Sanders, Kevin Blake (and someone who scribbles).

### Agenda

1. Bob Scott called the meeting to order at 9 am
2. Proof of Notice: Bob Scott represented that proof of notice had been made.
3. Roll Call: Six Directors were present, constituting a quorum and all business official
4. Approval of Minutes of the June 12, 2010 regular meeting: Jim Davis moved to approve, Al Tucker seconded and motion carried.
5. Committee reports:
  - A. Wildfire Mitigation: RC Ghormley reported that notice of the project has been posted on the website along with points of contact for individuals who want to participate. John Albert is coordinating the work along the roads and in the POA easement, Linda Brown is coordinating work in the Conservancy area and Tony Riley and John Noard will be working with those owners interested in fuel breaks on individual lots. Michele Blake is coordinating the individual lot work. Owners will be notified when work will be in their area by posting on the website.
  - B. Bridge Replacement: Bob Scott reviewed the fact that our bridge at the Exit 6 entrance does not meet the CDOT standard of 120K pound load capacity (it is rated at 80K pounds). Reinforcement

of the existing bridge is not feasible because engineers can't certify the load capacity due to the blending of new materials with the original materials used. They are reluctant to even do the engineering on that method unless we would give them a "hold harmless" clause in their contract. It is also questionable if we could get it insured without an engineer's certification. Joe Richards volunteered to research his steel construction resources that do retrofits of steel structures. Bob Scott, after some discussion, said he would solicit participants in a property owner committee to further research our options. Bob will advertise for volunteers on the website. The question of whether we could obtain some political backing for some assistance on the project and its financing was brought up. The Board discussed the financing option available to the Metro District through the USDA. The new committee and the Board will work together to arrive at a solution to this challenge.

- C. Pond Maintenance: Linda Brown reported that she had sent her presentation on weed mitigation in the ponds within the Conservancy to the Greenland's Trust. They are of the opinion after reviewing the plan and pictures that the use of only one weed raiser will be insufficient and we should consider a different process. Greenland's Trust represents that they have no funds available to assist and Linda is checking into that. Weed removal is on hold at this time.
- D. Firebreaks in the Conservancy: Since the ponds were considered a source of water for firefighting, Linda is attempting to go through C.K. Morey's office to see if we could combine the firebreak work with the weed clearance of the ponds to grant better access to that water supply. Next calendar year will be our best opportunity to seek assistance with these costs.

Dona Garrett suggested Linda contact the NRCS for possible assistance and will provide her with contact information.

- E. Roads: John Albert reported that we have complete hauling road base for this calendar year with 4.6 miles having been accomplished. The Road budget has approximately \$87K remaining, which includes projected snow removal costs. For the balance of the year, road maintenance will consist of continued grading, bar ditch repair and culverts. John received a sincere "thank you" for recent work done on Hidden Meadows.
- F. Covenants: Jim Davis reported on a draft Resolution for adoption by the Board that will cover the nine principal areas of Policy and Procedure that are required of homeowner/property owner associations under Colorado Statutes. It was pointed out that although our current SFTR covenants already address 90% of the areas required, a formal Resolution of the Board adopting them is required. The Board has taken this opportunity to set forth specific actions and remedies in the enforcement of our covenants. It was requested that the draft be posted on the website for property owners to review. The Board agreed to do so, along with the explanation that this is not an issue subject to property owner vote and approval, as it is required by statute.
- G. Finance: Nancy Allred handed out copies of the 2009 Review of the SFTR POA books by the firm of Dixon & Waller, citing that our financial records conform to generally accepted accounting principles. Nancy also handed out the year-to-date financial statement and budget comparison.
- H. There being no other reports from Committees, Bob Scott reminded the audience that they will

soon receive the annual meeting package and owners should watch the website for announcements on that meeting, now scheduled for October 9, 2010.

- I. Al Tucker made the motion for adjournment, with Nancy Allred seconding, and the meeting was so adjourned at 10:05 am.

Respectfully submitted by Jim Davis

**Santa Fe Trail Ranch POA**  
**Joint Special Meeting Of SFTR POA Board & Metro Board**  
**September 11, 2010**  
**Lazaro Martinez Station (Fire station on SFTR)**

**POA Directors Present:** Robert L. (Bob) Scott, President, Jim Davis, Vice President, Al Tucker, Vice President, Nancy Allred, Treasurer, Doris Noard, Secretary, John Albert, Fred Streiff. **Absent:** J Alan Aufderheide, Linda Brown. **Metro Directors Present:** Robert L. (Bob) Scott, RC Ghormley, Jerry Withington, Rick Kinder.

**Guests:** Tom Stephens, John Sanders.

1. Bob Scott called the meeting 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: Both Boards had a quorum in attendance which makes all business official.
4. A final draft of the **Assessment Payment Agreement** between SFTR Metropolitan District and SFTR Property Owners Association was presented. This agreement was drafted by the POA attorney Dennis Malone to provide a sound legal foundation for both the Metro and POA regarding collection processes. An explanation of the history behind the Agreement and the purpose it served in the project financing was given. It was also explained why this clarification was necessary to reflect changes that have taken place in Metropolitan District powers since 1998, when the District was formed. The Agreement will eliminate any challenge between the Metro and POA. The Metro does have lien powers and the agreement protects debts owed to the POA. A separate Assessment Payment Agreement will be used for every foreclosure. Each signed and dated Agreement will list the Owner/Debtor, Lot Number(s), and Balance Due. Questions were clarified about the Agreement for everyone's understanding. Jim moved to approve the Assessment Payment Agreement; motion carried unanimously.
5. Last week's bridge assessment was a more thorough exam of the existing structure. The written report should be available in a week or so. Serial numbers of the railroad cars used as the bridge base were found, and used to research the type of material currently on the bridge. Areas were noted with rust and corrosion; those areas varied in thickness from 3/8" - 1/8". Initial analysis indicates the currently posted 80,000 lb load limit may need to be lowered. Once the report is received, the sign posting the load limit of the bridge will be adjusted if necessary. Alternate access to the ranch for heavy loads, reinforcement of current bridge, overlay on current bridge, and railroad clearance requirements were discussed. Jim will contact Bill Cordova, Las Animas County Administrator, regarding the County lending us support in our application to the Colorado PUC requesting the reopening of the Morley grade crossing. The County was a party to the closing of the crossing in 1963, and would be a necessary party in the reopening process.
6. RESOLUTION OF THE SFTR POA TO ENACT RESPONSIBLE GOVERNANCE POLICIES: A final draft of the Responsible Governance Policies was presented. The adoption of the resolution was needed to be in compliance with the Colorado Common Interest Ownership Act (CCIOA 2005/2006)

and no member vote is required. The Resolution also outlines the POA authority and procedures to remedy Covenant violations and the procedures to enact enforcement. John moved to approve the Resolution; motion carried unanimously.

7. Nancy moved to adjourn the meeting at 9:30 am. The motion carried.

Submitted in draft form by Doris Noard, Secretary 9/13/2010

**SANTA FE TRAIL RANCH POA**  
**ANNUAL MEMBERSHIP MEETING**

October 9, 2010 9:00 AM

Pioneer Room at Trinidad State Junior College

<b>Directors:</b>	<b>Present</b>	<b>Absent</b>
Bob Scott, President	X	
Jim Davis, Vice President	X	
Al Tucker, Vice President	X	
Nancy Allred, Treasurer	X	
Doris Noard, Secretary		X
John Albert	X	
J Alan Aufderheide	X	
Linda Brown	X	
Fred Streiff		X

**Guests:** Randy & Denise Wichterman Val Allred, Robert Dye, Chuck & Linda Austin, Dave & Barb Wurfel, Greg & Joan Beaumont, Mike and Mary Jo Shelton, Don Ruward, Ann Scott, Rick & Patty Kinder, Tony & Jodi Riley, Susan & Rob Coopet, Rudy Reveles, Ron & Sarah Pretzer, Tom & June Stephens, Peggy Obrey, Mark & Kim Pronovich, Barbara & Robert Krause, Blair & Kris Peterson, Steve & Sheryl Smith, Steve & Elaine Rening, Tted & Nancy Reeves, Dan Kibel, Russ & Karla Gorrell, Joe & Leslie Modica, John & Lynne Parker, Lanae Rossi, Frances Purswell Montoya, Deb Roberts, Sue Downs, Charlie Barks, Barb Sandgren, Maureen & William Latham, Joyce & Walt Wolff, John Sanders, Sue Spanner, Alice Hansen, Brett Chambers, RC & Mary Ghormley, Dan Nigbur, Betty & Jerry Withington, Deane & Gillian Hart, Ron & Carol Rankin, Kate Kerr, Dale Swett .

1. The meeting was called to order at 9 am by President Bob Scott
2. Proof of Notice: Bob Scott represented that proof of notice had been made.
3. Roll Call: Seven Directors were present, constituting a quorum and all business official
4. Approval of Minutes of the October 17, 2009 Annual Meeting: Jim Davis moved to approve, John Albert seconded and motion carried.
5. Candidates for the POA Board were introduced: John Parker, Rudy Reveles, Jim Davis and John Noard.
6. Yet to be submitted ballots were collected and Mary Jo Shelton and Sheryl Smith volunteered to assist John Sanders in the vote count.
7. Committee Reports:
  - A. Finance: Nancy Allred presented the Year-to-Date financial statement for the POA, as of September 30, 2010. Nancy went over the cash flow statement, which displays that the POA is

in very good financial condition and, in general, right on budget for 2010. Nancy discussed the fact that one property had challenged the POA collection and foreclosure process in a legal suit, during which time, further collection and foreclosures were suspended. The POA prevailed in that suit. It was pointed out that what had been a \$2,400 debt, escalated to approximately a \$30,000 judgment against the property, which did not have to happen. The POA will now move forward with the next round of collections, hopefully avoiding foreclosures unless necessary. It is our experience that 97% of our ownership has been responsive and cooperative in addressing their obligations, with 3% choosing to put their properties at risk.

- B. Common Area: Linda Brown related that Alan Walters, the cattle rancher with the grazing lease, had made a referral for Linda to the USDA for assistance in dealing with the pond. It is apparent that silt is the biggest problem, in addition to the cattails and weeds. Linda said that dredging of the pond has been discussed, not just mitigating the weeds. Linda has discovered that the USDA is a willing partner, but on a cost sharing basis. Therefore, this will become a budget issue for the Common Area, which will be discussed at a later date.
- C. Community Preparedness: Committee Chairman Fred Streiff was not in attendance and had not submitted a committee report at the time of the Annual Meeting.
- D. Roads: John Albert, who leaves the Board and six years as Chairman of the Road Committee, was commended for his volunteer work and the very consistent manner with which he managed this very important responsibility. John related how he felt fortunate to have assumed this position right after the ownership approved a dues increase which provided him with more funding than his predecessors. John stated that we have done very well in maintaining our roads with the funding available. Over the past year, one cul de sac has been rebuilt, with partial work done on two others. New road base was applied to 4.5 miles of road. John pointed out that during our dry spells, the “washboard” effect becomes more of a problem, principally caused by accelerating, braking and weight. Slowing down would go a long way to solve that problem. John complimented Tim and Donna Garrett for the excellent job they do. A property owner who rides his motorcycle commented on how he believed that a person observed maintaining the road was actually removing the “crown” on the road. In response, it was stated that there was a hired operator who did not have the experience necessary and was replaced. Another property owner offered that he understood the POA had an “8 year plan”, which was re-evaluated to address new problems and inquired as to whether a new long term plan would be developed that the POA could target its budget for. In response, John related that the plan had not been discarded. He explained that the old procedure was to lay down a 3”-4” thick layer of new base. It proved not to last sufficiently. The new protocol is to lay a 6”-8” layer for greater sustainability. John agreed that it would be a good idea to revisit long term planning. John ended with a suggestion to be sure to tell all contractors to slow down and that all property owners need to maintain their properties along road frontage so bar ditches can be easily accessed. The road committee needs to maintain the 15 foot easement.
- E. Covenants: Jim Davis reviewed the research the Covenant Committee did in comparing the POA covenants to the requirements of the Colorado Common Interest Ownership Act. It was determined that while the SFTR POA Covenants clearly addressed everything required, the POA had to formally pass a resolution acknowledging those requirements and also adopt policy, procedure and remedies with which covenant violations would be addressed. Working with POA legal counsel, these policies, procedures and remedies were developed, published on the website for comment and then adopted at a Special Board Meeting in September, 2010. Board candidate Rudy Reveles, who is also an attorney, asked if an “alternative dispute



resolution” provision could be offered. The Covenant Committee welcomed Mr. Reveles’ ideas and experience as a participating member, if he desired.

- F. Communications: Dr. J. Aufderheide thanked his committee for their work during the year, singling out John Sanders and Pat Roehl for their contributions. Dr J related how Pat Roehl had succeeded in the migration of our entire website to a new host with a far greater capacity and at a lower cost. He pointed out that this was accomplished seamlessly, without interruption of service. The committee now has a plan to allow owners living on the Ranch to advertise their local businesses on the website home page. Each time you enter, a new ad will appear. The committee also plans to introduce a “Frequently Asked Questions (FAQ)” section to the website and is asking property owners to assist in populating that section. The committee will reorganize the website so information is cataloged together in one place. Dr J also discussed the desire to revisit DSL service with Qwest. The question was asked whether any cost of upgrading to DSL could be financed through the Metro District. The answer was yes, as that is one of the functions of the District addressed in its Service Plan. In summation, the committee stated its meetings are posted on the website and open to all interested.
  - G. Addresses: Tony Riley reminded new property owners that the addresses shown on their purchase contracts may not be correct after the new addressing process was completed. He advised that they are now all five digit numbers beginning with the number “33xxx”. Please check before you build.
  - H. Fencing & Grazing: Grazing Guru and Poet Laureate, Jerry Withington, shared the “good news”: the cattle are being removed and the “bad news”: they have lots to go, as there was 170 pair (a cow and a calf) on the Ranch this summer. Jerry then graced us with an original poem, to be long remembered in the annals of Ranch history, but not in this aging mind.
  - I. Bridge Committee: Chairman Bob Scott updated the ownership on the verbal report given him by the most recent engineering evaluation. The current condition of the bridge will not support the current load limit posted of 80,000 pounds. It will reportedly be adjusted to approximately 57,000 pounds. The committee has discussed upgrading the bridge to the Colorado specifications of 120,000 pounds and/or work to reopen the grade crossing at the Morley property. The committee recommends that we enlist the Las Animas County Board of County Commissioners to assist us in applying to the Colorado Public Utility Commission to allow that site to be reopened. Legal representation will be required and any financing for the project will be subject to a vote of the property owners. Once again, the tax exempt financing abilities of the Metro District can be utilized.
  - J. Women’s Group: June Stephens, representing the rejuvenated SFTR Women’s Group, thanked everyone in attendance for their purchases of logo wear and contributions for the refreshments they offered. June extended an invitation to all ladies residing on the Ranch, and their guests, to their meetings which are posted on the website. June related the success of the Ranch picnic this summer and all the help provided by our owners, their relatives and friends. It was also announced that there will be a Ranch Christmas Dinner celebration at Tequila’s Restaurant on December 5, 2010. Details will be posted on the website. The Ranch Cookbook, 400 of which were first printed in 1998 and sold out, have been reordered and will be for sale for \$12.
8. Upon completion of the vote count, it was determined that Jim Davis (159), John Noard (135) and John Parker (111) were elected to the Board. Rudy Reveles received 77 votes. In total, 41% of the Ranch properties cast their vote.
9. R. C. Ghormley reminded all in attendance of the Forest Health Improvement Grant for clearance along the Ranch roadways and individual lot improvements. Each property owner needs to submit a plan for what they intend to do on their property prior to the work beginning and it could allow

reimbursement of part or all of your costs. R.C. also reminded everyone that the Area Forester, C.K. Morey would be arriving at 1 pm to take interested parties on a tour of the work areas completed.

10. There being no further business brought before the Board, Jim Davis motioned for adjournment, Al Tucker seconded and the meeting was adjourned.

Respectfully submitted by Jim Davis

**AGENDA**  
**SANTA FE TRAIL RANCH PROPERTY OWNERS ASSOCIATION**  
**ANNUAL MEMBERS MEETING**

October 9, 2010 10:30 AM  
Pioneer Room of Trinidad Junior College

1. Meeting called to order by Bob Scott
2. Proof of Notice done by Bob Scott
3. Roll Call: Quorum was established  
Present:  
Bob Scott, Jim Davis, Al Tucker, Nancy Allred,  
J. Alan Aufderheide, Linda Brown, John Parker  
Absent:  
Fred Streiff, John Noard
4. Officers Elected by acclamation  
Bob Scott – President  
Jim Davis – Vice President  
Al Tucker – Vice President  
Nancy Allred – Treasurer  
John Parker – Secretary
5. Selection of Committee Chairpersons  
Common Area – Linda Brown  
Community Preparedness – John Parker  
Roads – Al Tucker & John Noard Co-chair  
Finances – Nancy Allred  
Covenants – Jim Davis  
Communications – J. Alan Aufderheide  
Addresses – Tony Riley  
Fencing & Grazing – Jerry Withington  
Bridge – Bob Scott  
Weed Control – John Noard
6. Meeting Dates for Upcoming Year  
12/4/2010  
2/5/2011  
4/2/2011  
6/4/2011  
8/6/2011  
10/8/2011 Annual Meeting
7. Meeting Adjourned

**Agenda**  
**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
**4 Dec 2010, 9:00 AM**  
**Lazaro Martinez Station, SFTR**

**Board Members Present;**

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

**Board Members Absent**

Jim Davis – Vice President

**Guests in Attendance**

Donna Garrett, Doris Noard, Lynne Parker, R.C. Ghormley, Joe Richard, Roberto Jordan, John Albert, Ernie Parker, Val Allred, Jerry Withington, Kevin Blake, Michelle Blake, Joe Modica, Leslie Medica

**Meeting Minutes**

1. Call to order by Bob (L) Scott
2. Proof of notice determined
3. Roll call, quorum established.
4. Minutes of 9 Oct 2010 regular meeting approved.
5. Committee reports

**A. Common Area**

1. Pond maintenance: Linda Brown reported that initial talks with USDA were promising as to getting some grant money for pond maintenance. She will begin process of getting approval.
2. Overgrazing of conservancy was discussed. Agreement that rancher was making good faith effort to keep cows off but 'futile' since cows would return to water. Some suggestions made were: reduce number of cows; fencing; go to bi-yearly grazing. Agreement to continue discussions with Rusty.

3. Wildfire mitigation grant- R.C. Ghormley reported the following:
  - ++ 13 individual lot mitigation plans approved.
  - ++ 15 more lots indicated interest, contact Michelle Blake if interested.
  - ++ 5-6 mini-fuel breaks approved. Contact Tony Riley with ideas.
  - ++ Working on fuel break plan for conservancy.
  - ++ CK Morley won't approve fuel reduction work along POA right of way, not enough benefit.
  - ++ CK would like to see more participation from individual lot owners.

## **B. Bridge Committee**

1. Engineers report basically says bridge is currently overstressed for existing load limits.
2. Alternate access at Morley crossing being worked by Bob Scott with PUC to get crossing reopened. Bob cautiously optimistic but warned of possible high costs if RR insists on full-blown crossing controls.
3. Quote for bridge insurance received from Navigators Ins. Co.. \$1,000,000 PD coverage for \$6595 annual premium. Board didn't think coverage justified cost, not approved.
4. Question about possible crossing at stream tunnel near corral off Fisher Peak Parkway. Bob Scott to review situation.

## **C. Roads**

1. A Road Report was handed out by Al Tucker. See Appendix #1
2. John Noard & Al Tucker are driving roads in preparation for 2011 Plan.
3. Road Committee meeting is planned for 1/22/2011. Everyone is invited.
4. Noted that main roads are wearing and will need work, probably in sections.
5. Want to do spot work and eliminate hazardous conditions as priorities also.
6. Roberto Jordan offered PDF file of ranch roads showing culverts. Accepted with appreciation.

## **D. Covenants**

1. Status of 'J' Lots covenants questions postponed till future meeting.
2. Covenant Committee will examine question of non-residential related structures (ex: wind tower, solar panels etc) requiring additional Covenant provisions.
3. Discussion of posting new provisions related to enforcement of violations on Web or including them in Covenants will be continued at next meeting.

## **E. Finance**

1. Treasurer (Nancy Allred) submitted Year-To-Date budget, no problems noted. See Attachment #2.
2. Nancy is waiting for Nov. CPI (due 12/15) to determine CPI number to use in increasing annual dues to prepare 2011 budget. Through Oct. 2010 CPI is 1.2% which would increase annual dues of \$665.77 by about \$8 resulting in approx. \$3600 additional revenue.
3. Board approved increase in dues at CPI rate for 2011 dues.

4. Nancy noted increase in insurance cost as Ins. Co. determined we have more than 30 miles of road (?). Nancy noted insurance coverage had been shopped by our broker to assure competitive pricing.
5. Nancy submitted an 'Annual Assessment Collection Procedure' document to clarify the Collection Policy. See Attachment #3. Discussion around where to publish document. Suggestions to include in Covenants, include in other POA document, do an email 'Blast' or enclose with annual billing. Board agreed to adopt as interm policy until Covenants can be updated.
6. Nancy noted that only non-cooperative delinquent accounts hit her 'red list'. Currently eight on list with four in legal proceedings.

#### **F. Communications**

1. J Allen Aufderheide discussed possibility of getting DSL on the ranch. Cited benefits of faster more reliable Internet access for all residents.
2. J is in discussions with Quest to determine feasibility. Initial cost estimates from Quest were \$200,000. J requested approval of \$2000 for Quest to do technical feasibility and cost study. It was agreed to include \$2000 in 2011 budget for this purpose.
3. J is planning a communications committee meeting in about two weeks to discuss next steps in preparing a DSL implementation plan.
4. J reported Quest is replacing batteries in phone hub for ranch. This should help prevent phone outages when electricity goes out.

#### **G. Community Preparedness**

1. John Parker reported planning a Committee meeting in early Spring after canvassing committee members on needs.
2. John thanked John Sanders for his work on the new cameras at the guard shack. Reported that cameras are still needing adjustment to handle both day and night conditions.
3. It was reported that the motion sensing light on the guard shack wasn't working. Will be checked out.

#### 6. New business

There was concern noted from floor about contractors using Ranch dumpsters again. Discussion resulted in suggestion that everyone watch for such activities and advise culprits of their misdeeds.

#### 7. Next regular meeting 5 Feb 2011

#### 8. Meeting was adjourned.

## **Appendix #1**

Road Report  
Oct-Dec 2010

Completed bar ditch and widening Fishers Peak from Morley to Gallinas.

Completed bar ditch work and grading Mountain View from Water Tank 2 to H.

General Grading when moisture available on South gallinas, Fishers Peak, Mountain View spot grading, Gallinas, Cotton wood canyon, and Little Bear.

Finished Road base install on Timber Ridge Lane and Upper Cottonwood.

Repaired road level and added road base on Mtn View in Front of Clarks, Water line too close to surface.

Completed bar ditch and widened Mountain View at Cottonwood to Westwood Dr.

Installed culvert and did barditch work on east end of Oak Park Dr.

Completed bar ditch work on Little Bear East of Kinder's. Cut out blind corner to improve width, line of sight and driving surface.

# Appendix #2

## Financial Statement a/o November 2010

### Santa Fe Trail Ranch POA

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

	POA	Total Thru Nov YTD 2010	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
<b>GENERAL INCOME</b>							
Carry forward for Roads & Bridge	132,559	<b>132,559</b>	132,559		132,559	0	
Annual Dues	301,594	<b>301,594</b>	301,594		301,594	0	453 Lots @ \$665.77 per lot
Less: Reserve for Bridge Upgrading	-4,280	<b>-4,280</b>	-100,000		-100,000	95,720	
Less: Change in Accounts Receivable	-3,033	<b>-3,033</b>	-9,987		-9,987	6,954	Projecting 15 lots at \$665.77
<b>Total DUES</b>	<b>426,840</b>	<b>426,840</b>	<b>324,166</b>	<b>0</b>	<b>324,166</b>	<b>102,674</b>	
Grazing Lease	1,100	<b>1,100</b>	0		0	1,100	
Interest (general only)	2,236	<b>2,236</b>	2,500		2,500	(264)	
Finance Charges	4,440	<b>4,440</b>	2,000		2,000	2,440	
Conservancy Trust Funds	357	<b>357</b>	600		600	(243)	
Lien Fees	825	<b>825</b>	100		100	725	
Other	0	<b>0</b>	0		0	0	
<b>Total GENERAL INCOME</b>	<b>435,797</b>	<b>435,797</b>	<b>329,366</b>	<b>0</b>	<b>329,366</b>	<b>106,431</b>	
<b>GENERAL EXPENSES</b>							
Admin - Accounting Services	7,600	<b>7,600</b>	8,200		8,200	(600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,883	<b>1,883</b>	1,500	383	1,883	(0)	
- Insurance	5,120	<b>5,120</b>	4,000	1,120	5,120	0	
- Legal	1,900	<b>1,900</b>	10,000	-1,120	8,880	(6,980)	
- Property Taxes	402	<b>402</b>	550		550	(148)	
- Other	2,320	<b>2,320</b>	3,500	-383	3,117	(797)	
<b>Total ADMIN</b>	<b>19,225</b>	<b>19,225</b>	<b>27,750</b>	<b>0</b>	<b>27,750</b>	<b>(8,525)</b>	
Common - Road Work	232,099	<b>232,099</b>	256,042		256,042	(23,943)	
- Snow Removal	15,355	<b>15,355</b>	21,039		21,039	(5,684)	
- Fence Repair	0	<b>0</b>	0		0	0	
- Bldg/equip	683	<b>683</b>	1,000		1,000	(317)	
- Trash Removal	12,100	<b>12,100</b>	13,200		13,200	(1,100)	
- Weed Control	2,825	<b>2,825</b>	3,635		3,635	(810)	
- Greenlands	500	<b>500</b>	500		500	0	
- Utilities	774	<b>774</b>	1,200		1,200	(426)	Hotline Telephone & Guard Shack Electricity
- Other	0	<b>0</b>	0		0	0	
<b>Total COMMON</b>	<b>264,336</b>	<b>264,336</b>	<b>296,616</b>	<b>0</b>	<b>296,616</b>	<b>(32,280)</b>	
Communications	955	<b>955</b>	500	455	955	0	
Covenant Committee	0	<b>0</b>	1,000	-455	545	(545)	
Depreciation Expense	0	<b>0</b>	0		0	0	
CPC	1,709	<b>1,709</b>	3,500		3,500	(1,791)	
<b>Total GENERAL EXPENSES</b>	<b>286,224</b>	<b>286,224</b>	<b>329,366</b>	<b>0</b>	<b>329,366</b>	<b>(43,142)</b>	
<b>NET GENERAL</b>	<b>149,573</b>	<b>149,573</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>149,573</b>	
<b>NET INCOME (LOSS)</b>	<b>149,573</b>	<b>149,573</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>NET CASH BUDGET</b>

<b>Cash in Bank</b>							
Checking	7,117	7,117	Difference between Net Income & Total Cash in Bank = \$1683 - Pre-paid taxes & Accounts Payable				
Money Market Account	48,420	48,420					
Reserve	95,720	95,720					
<b>Total Cash in Bank</b>	<b>151,256</b>	<b>151,256</b>					
<b>Total Accounts Receivable</b>	<b>29,915</b>	<b>29,915</b>					



## **Appendix #3**

### **Santa Fe Trail Ranch POA Annual Assessment Collection Procedures**

#### **Policy:**

Per Article 4.3 of the Covenants, annual assessments are billed on January 1<sup>st</sup> of each year. Per Article 4.8 property owners can make arrangements to pay their dues on a quarterly basis. If, however, the property owner neither pays the dues within 30 days nor makes payment arrangements with the POA Treasurer, the following shall take place:

#### **Procedure:**

Per Article 4.9 of the Covenants, the delinquent property owners shall be charged and eighteen percent (18%) interest charge from the original due date of January 31<sup>st</sup>. As of April 1<sup>st</sup>, liens will be placed on the property. The property owners will be notified in writing that the lien has been placed and that if not remedied within thirty days, will be turned over to the POA attorney for collection with the understanding that any attorney fees and/or expenses incurred are payable by the property owner. If the delinquent dues continue to go unpaid, the POA attorney shall be instructed to begin foreclosure proceedings.