

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
2 Feb 2013, 9:00 AM
Lazaro Martinez Station, SFTR

Directors;

Present:

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

Absent:

Jim Davis - Vice President

Guests:

Val Allred,

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for 8 Dec. 2012 regular meeting
5. Committee reports

Common Area

No new news. No negative feedback from new dumpsters, working good so far. Thanks to Jeff & Tony for the new signs at the dumpster sites.

Final inspection of the last seven mitigated lots has occurred. Awaiting final acreage figures from State to initiate payments process. Mark noted that another grant may be available for competition soon.

Bridge Committee

Nothing to report. Awaiting results of 2nd appeal to PUC to open Morley crossing.

Roads Committee

Dump spread – 8.8 miles. Currently stopped due to snow. Alpine Meadows work still planned. Dump spread road-base is 10 to 12 feet wide and 3” deep. Asked that residents

be patient and careful around trucks when they are dumping loads. Dump spreading looks good so far, need to evaluate after a few more months of wear and tear. Spent about \$28,000 so far using dump spread method. Leone will continue to provide reduced price material. Let John Noard know of any roads needing work.

Covenants Committee

Nothing to report.

Finances

2013 Budget handed out and Approved by Board.

January budget to date reviewed. No problems noted. About the same number of people paying on credit card or regular payment plans.

Noted that delinquency list is available only to folks with log on access to SFTR Web site.

Noted that the \$25,000 loaned to Metro District for a tractor/backhoe should be repaid within the next month.

2013 Budget and Jan P&L attached

Communications

Nothing to report. Plan to do envelope stuffing party this year to save costs on annual ballot mailings. Also plan to reduce amount of material being mailed with annual ballot.

Community Preparedness

Nothing to report. Noted that 2013 is shaping up to be even dryer than 2012. Fire danger will probably be severe again. Planning on a Committee meeting in early Spring to determine what additional preventive steps can be taken

6. New business

None.

7. Next regular meeting 6 April, 2013

8. Adjourn

Santa Fe Trail Ranch POA

BUDGET 2013 - Comparison to 2012 - Fiscal year beginning January 1, 2013

	2012	2013	Increase	
	Budget	Budget	(Decrease)	
2012 Carryforward for Road Maint & Bridge Upgrading	120,519	125,751	5,232	
Annual Dues - 453 lots @ \$708 per lot	315,288	320,724	5,436	453 lots @ \$708/lot
Less: Reserve for Bridge Upgrading	-100,000	-100,000	0	
Less: Allowance for Bad Debt	-6,960	-7,080	-120	Projecting 10 lots @\$708
Total Cash	328,847	339,395	10,548	
Grazing Lease	3,000	3,000	0	
Interest (general only)	1,000	1,000	0	
Finance Charges	1,500	1,500	0	
Conservancy Trust Fund	1,500	750	-750	
Lien Fees	200	500	300	
Processing fees	1,600	1,800	200	Assumes 90 @ \$20
Other	0	0	0	
Total GENERAL INCOME	337,647	347,945	10,298	
GENERAL EXPENSES				
Admin - Accounting Services	8,200	8,200	0	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	2,000	2,500	500	Postage & Office Supplies
- Insurance	5,400	5,800	400	Increase in liability insurance
- Legal	10,000	10,000	0	
- Property Taxes	550	450	-100	
- Credit Card Fees	1,392	1,600	208	Assumes 90 @ \$708 @ 2.5%
- Other	3,000	3,000	0	Rental for Station 3, Lien Fees, Income Taxes
Total ADMIN	30,542	31,550	1,008	
Common - Road Work	260,492	270,395	9,903	
- Snow Removal	25,913	26,000	87	Any excess to be used on Road Maintenance
- Bldg/equip	1,000	1,000	0	
- Trash Removal	13,200	12,500	-700	\$1,040 per month
- Weed Control	2,000	2,000	0	
- Greenlands	500	500	0	Annual Conservancy Lease
- Utilities	1,000	1,800	800	
Total COMMON	304,105	314,195	10,090	
Communications	1,500	1,000	-500	Annual meeting mailing & website costs
Covenant Committee	1,000	1,000	0	
Depreciation Expense	N/A	N/A	0	Non-cash item, not budgeted for
Community Preparedness	500	200	-300	
Total GENERAL EXPENSES	337,647	347,945	10,298	
NET GENERAL	0	0	0	
NET INCOME (LOSS)	0	0		NET CASH BUDGET

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013

POA	Total Thru Jan YTD 2013	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	125,751	125,751		125,751	0	
Annual Dues	320,724	320,724		320,724	0	453 Lots @ \$708.00 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000	-100,000	100,000	
Less: Change in Accounts Receivable	-132,811	-132,811	-7,080	-7,080	-125,731	Projecting 10 lots @ \$708
Total DUES	313,664	313,664	339,395	0	339,395	-25,731
Grazing Lease	0	0	3,000	3,000	(3,000)	
Interest (general only)	63	63	1,000	1,000	(937)	
Finance Charges	121	121	1,500	1,500	(1,379)	
Conservancy Trust Funds	0	0	750	750	(750)	
Lien Fees	0	0	500	500	(500)	
Processing Fees	1,360	1,360	1,800	1,800	(440)	Assumes 90 @ \$20
Other	0	0	0	0	0	
Total CASH	315,208	315,208	347,945	0	347,945	-32,737
GENERAL EXPENSES						
Admin - Accounting Services	600	600	8,200	8,200	(7,600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	189	189	2,500	2,500	(2,311)	Postage & office supplies
- Insurance	0	0	5,800	5,800	(5,800)	
- Legal	797	797	10,000	10,000	(9,203)	
- Property Taxes	0	0	450	450	(450)	
- Credit Card Fees	45	45	1,600	1,600	(1,555)	
- Other	0	0	3,000	3,000	(3,000)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	1,631	1,631	31,550	0	31,550	(29,919)
Common - Road Work	27,912	27,912	270,395	270,395	(242,483)	
- Snow Removal	0	0	26,000	26,000	(26,000)	Any excess to be sued on Road Maintenance
- Bldg/equip	268	268	1,000	1,000	(732)	New Signs
- Trash Removal	1,040	1,040	12,500	12,500	(11,460)	
- Weed Control	0	0	2,000	2,000	(2,000)	
- Greenlands	0	0	500	500	(500)	
- Utilities	98	98	1,800	1,800	(1,703)	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- Other	0	0	0	0	0	
Total COMMON	29,318	29,318	314,195	0	314,195	(284,877)
Communications	297	297	1,000	1,000	(703)	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	
CPC	0	0	200	200	(200)	
Total COMMITTEE EXPENSE	297	297	2,200	0	2,200	(1,903)
Total DISBURSEMENTS	31,246	31,246	347,945	0	347,945	-316,699
NET	283,963	283,963	0	0	0	283,963
NET CASH	283,963	283,963	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	5,000	5,000	Difference between Net Cash & Cash in Bank = \$25,000 - Metro Note			
Money Market Account	153,962	153,962				
Reserve	100,000	100,000				
Total Cash in Bank	258,962	258,962				
Total Accounts Receivable	143,754					

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
April 6, 2013 9:00 AM
Lazaro Martinez Station, SFTR

Directors:

Present:

Jim Davis - Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
Tony Riley
Linda Brown
Jeff Smith

Absent:

Bob (L) Scott – President

Guests:

Phil Dunn, Joanne Roundy, Charlotte & J Autherheide, Val Allred, Mary Ghormley

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for Feb 2, 2013 regular meeting.

Committee reports

Common Area

New trash service going well. Only two instances of non-approved garbage identified.
May get more construction debris with warmer weather.

Relocating cameras at the guard shack will begin as soon as weather permits in order to get better viewing of vehicles crossing the bridge.

Conservancy – Meeting with Heath Andreatta about cleaning ponds in Conservancy.
Hope to have results by next Board meeting.

Bridge Committee

Bob absent, no report.

Roads

Did 8.5 miles of dump spreading plus two more miles in last two months. Working with Sanders and R.C. to develop new maps with GPS coordinates of all culverts and their condition.

Road segments showing structures being worked by volunteers.

Snow plowing was done well during two snowfalls. John happy with contractor's work. Did 80 miles of plowing in 7.5 hours.

Budget --- planning to continue dump spreading for lightly traveled roads. Planning major work on Fishers Peak from Gallinas to Cottonwood. Plan to do Cottonwood from Turkey Creek down to Fishers Peak. About 4.5 miles of major roadbase and 15 miles of dump spreading.

Covenants

No reportable issues. Col. Statutes revised so secret ballots are no longer required any longer. Discussion ensued as to whether a membership vote to change covenants to no longer require secret ballots is required. No decision reached. Will need decision by next meeting so ballots can be printed.

Bob Scott's opinion: we should add a statement in the Covenants to the effect that State Statute always has precedence and the Covenants will be updated to reflect Statutory changes. This never requires Member vote.

Finance

See attached statement. 346,000 in bank. \$76,000 in A/R. About 105 people paying in installments. Income taxes (\$90) filed. Some new liens filed and two possible foreclosures by bank. Got grant for \$49,200 and \$43,562 paid out to property owners. Remaining \$5,000 to be used by Wildlife and Mitigation committee.

See attached memo summarizing Wildlife & Mitigation committee report.

Got paid back for Backhoe loan to Metro district.

Communications

No meetings to report. Plan to update progress of local carriers on providing better internet service.

Discussion of several phone calls about rumors regarding possible criminal activity on ranch. Discussion of when such reports should be broadcast (Web site). Jim Davis – we should report activities if they are reported to authorities (Police or Fire) otherwise be cautious.

Use of Web site for Ranch related issues/information is encouraged.

Community Preparedness

Plan to get download from Webmaster of current phones, names to load into our emergency call system. Suggestion made to postpone email advising everyone to update their information before the download is done.

Wildfire Mitigation

See RC memo.

Special thanks to RC and Mary for their extensive work on this project.

Discussion of beetles problem. Spray if dryness continues was suggested. Question of effectiveness of spraying, but better than nothing was conclusion. Watering high value trees also suggested.

Current grant process on hold (new grant money) do to budget constraints.

Discussion of Insurance ISO ratings by Tony Riley who has met with ISO and insurance personnel. Concern over higher insurance rates and companies pulling out of area prompted inquiries. Our rating is currently a nine (with 10 being the worst) which is based on available fire protection. Noted that ISO ratings used by insurer might be listed on policy. Should we work to get a revised ISO rating based on new fire station, mitigation and road conditions? After discussion, decision made to put issue on hold for time being. Concern is that bringing SFTR to attention of insurance companies might be counter productive. Jim Davis noted that if conditions deteriorate further we might look at 'Pooled coverage'.

6. New business

None.

7. Next regular meeting June 8, 2013--- Note new date of annual meeting is 9/21/13.

8. Adjourned

Forest Health and Wildfire Mitigation Committee Report

The Emergency Supplemental grant activities for fuel reduction and wildfire mitigation on SFTR have concluded. The grant was for \$244,400. All funds have been spent/disbursed. The breakdown follows (round numbers).

Rue Logging mitigated 326 acres (fuel breaks) under contract with the POA for a total cost of \$138,000. Rue also did work for individuals, which is included in the totals below.

Individual work reimbursement totals were: \$34,000 in June 2012; \$24,000 in November 2012; and \$49,000 in March, 2013. Individual acres mitigated totaled 250, of which some were done by Rue and some by other means.

Thanks to the efforts of the Saturday mitigation group, the POA is now holding \$5461.40 for use by the FHWM committee.

Many thanks to all who helped make this happen and to all who graciously permitted work on their properties. A special thanks to two CSFS foresters from the La Veta district: CK Morey for his help getting this rolling; and Mark Loveall who tramped many miles on many days measuring acreages and spent untold hours helping plan and monitor the effort, then followed through to ensure reimbursements.

Beetles: many of us have noted the beginnings of an ips beetle attack here on the ranch and elsewhere. Just north of exit 18 on the west side of I-25, note the extensive pinon kills, as well as many trees on either side of I-25 between exit 6 and exit 13. The tree kills visible from I-25 extend over a hundred miles to the south into NM. With a (so far) fairly dry winter, the trees will again be stressed this summer, making them more susceptible to beetle attacks. The only remedies are preventive spraying on high-value trees; and cutting/treatment of infected trees to help control the beetle population.

---RC Ghormley, chair, Forest Health and Wildfire Mitigation Committee

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013

	POA	Total Thru Mar YTD 2013	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carry forward for Roads & Bridge	125,751	125,751	125,751		125,751	0	
Annual Dues	320,724	320,724	320,724		320,724	0	453 Lots @ \$708.00 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000		-100,000	100,000	
Less: Change in Accounts Receivable	-65,813	-65,813	-7,080		-7,080	-58,733	Projecting 10 lots @ \$708
Total DUES	380,662	380,662	339,395	0	339,395	41,267	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	253	253	1,000		1,000	(747)	
Finance Charges	523	523	1,500		1,500	(977)	
Conservancy Trust Funds	253	253	750		750	(497)	
Lien Fees	275	275	500		500	(225)	
Processing Fees	2,100	2,100	1,800		1,800	300	Assumes 90 @ \$20
2012 Mitigation Grant	49,022	49,022	0		0	49,022	Not Budgeted - see expense below
Other	0	0	0		0	0	
Total CASH	433,087	433,087	347,945	0	347,945	85,142	
GENERAL EXPENSES							
Admin - Accounting Services	1,800	1,800	8,200		8,200	(6,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	276	276	2,500		2,500	(2,224)	Postage & office supplies
- Insurance	0	0	5,800		5,800	(5,800)	
- Legal	797	797	10,000		10,000	(9,203)	
- Property Taxes	408	408	450		450	(42)	
- Credit Card Fees	353	353	1,600		1,600	(1,247)	
- 2012 Mitigation Grant	43,561	43,561	0		0	43,561	Not Budgeted - see revenue above
- Other	511	511	3,000		3,000	(2,489)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	47,707	47,707	31,550	0	31,550	16,157	
Common - Road Work	27,762	27,762	270,395		270,395	(242,633)	
- Snow Removal	7,220	7,220	26,000		26,000	(18,780)	Any excess to be sued on Road Maintenance
- Bldg/equip	460	460	1,000		1,000	(540)	New Signs
- Trash Removal	3,120	3,120	12,500		12,500	(9,380)	
- Weed Control	0	0	2,000		2,000	(2,000)	
- Greenlands	0	0	500		500	(500)	
- Utilities	365	365	1,800		1,800	(1,435)	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- Other	0	0	0		0	0	
Total COMMON	38,928	38,928	314,195	0	314,195	(275,267)	
Communications	353	353	1,000		1,000	(647)	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	200		200	(200)	
Total COMMITTEE EXPENSE	353	353	2,200	0	2,200	(1,847)	
Total DISBURSEMENTS	86,988	86,988	347,945	0	347,945	-260,957	
NET	346,100	346,100	0	0	0	346,100	
NET CASH	346,100	346,100	0	0	0	0	NET CASH BUDGET
Cash in Bank							
Checking	6,040	6,040	Difference between Net Cash & Cash in Bank = 0				
Money Market Account	240,060	240,060					
Reserve	100,000	100,000					
Total Cash in Bank	346,100	346,100					
Total Accounts Receivable	76,756	76,756					

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
8 June 2012, 9:00 AM
Lazaro Martinez Station, SFTR

Directors;

Present:

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

Absent:

None

Guests

Joe Richards, Val Allred, David J. Schroepfer, RC Ghormley

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for 6 Apr, 2013 regular meeting & Annual Meeting
5. Committee reports

Common Area

Nothing new to report. Looking for money for pond dredging of silt, going in circles. Per CK, pond dredging is an eligible activity under the wildfire mitigation grants. In order to get grants for SFTR the ponds must be registered with State. Not a viable option. Talking with CK but no 2013 grants available, will advise of 2014 availability. Looking at other options. Some question as to which specific ponds the lessee rancher wanted dredged, apparently not the main ones along Gallinas.

Could we just do some backhoe work ourselves? Yes - but very temporary results. Will talk to Heath about this work.

Question on bringing cattle on the ranch this year? Could we mandate fewer cattle each year? Unless we get more rain Allen probably won't bring any or as many cows up this year. Number of cows brought up is determined by Jerry Withington & rancher. Some discussion as to how many cattle are necessary to maintain current property tax status.

Bob mentioned that we have a five year contract with rancher (copy being sent to Board members) which expires in 2018.

Bridge Committee

No progress in PUC refiling. Approval for exit 2 appears unlikely. Also need to get CDOT approval for frontage road alongside Exit 2, not likely.

Looking at bridge replacements. Question of 24' bridge vs 12'. Agreed that 24' wide bridge was needed. Would like to go to 120,000 lb. load limit (current limit is 80,000 lb). Could also do a local contractor build rather than ordering out of state and transporting in. It was suggested we try to find used trussed, but the Board opinion was to do it right and build a new bridge. Used trusses would put us right back in the same situation we currently have; unable to get engineered certification. Discussion ensued on other options. Possibility of using a North entrance discussed. Still bad relations with rancher to our North, as a result of the Developer's activities of years ago, so access not likely. Bob will continue to research various bridge options and costs including eligibility for grants as part of the metro district. Jim Davis volunteered to explore financing options, probably through the Metro.

Approval of BNSF railroad may be required for new bridge.

Need to get proposal together for mailing to membership this year or next if a bond issuance is required to finance new bridge.

Sense of Board is that we shouldn't skimp on bridge quality...do it right.

Asked if current bridge is covered by SFTR liability policy? Nancy Allred verified that bridge is included under our \$1,000,000 liability policy.

Roads

Dump spreading done on 18 miles of road, working well (\$38,000). Works especially good when roads have moisture. Exit 2 has new culvert and some other improvements. Working on replacing several culverts. Grading being done three days a week. Trying to get to all roads once a year if they need work. Estimate for major road basing planned at \$36,200/mile or \$126,981. Cottonwood from Turkey Creek to Fishers Peak and Fishers Peak from Gallinas to Cottonwood. Anticipate no closures on roads as they are being worked.

Problem of people dropping brush on side of road and piling trash on POA ROW was brought up. Offenders will be notified by Jim Davis of need to remove same. Will post notice on Web site as well.

Covenants

Bob raised the point that the modified CCIOA (Colorado Common Interest Ownership Act) does not require secret ballots except in the case of contested elections. His point was that it would save the Association money to revert to our 'old' method. Much discussion ensued about whether a member vote was required to move away from the secret ballot method which has been in use for last two years. Legal counsel being asked if we are required to do a secret ballot according to CCIOA and do we need a membership vote to change secret ballot requirement. Discussion ensued. CCIOA doesn't require secret ballot but our covenants do require currently. Will wait to hear from counsel. Bob is also of the opinion that the Covenants should be periodically updated to incorporate Statutory changes, and this does not require a member vote, since it's state law.

Jim Davis was asked to send a letter of warning to a resident that is allowing their dogs to run free.

Finance

See attached P&L statement. All is going well. \$55,000 in receivables mostly people paying on plans. Road work is for road basing only. No invoice from road contractor in almost 5 months (\$143,000 in billings expected).

Communications

Planning on meeting next Saturday June 15th. Web site notice will be posted.

Community Preparedness

Nothing to report. Two fires noted this week which were posted on Web site.

Forest Health & Wildlife

There appear to be more brownish trees on the ranch than we've seen in recent memory. Tree issues include ips beetles, drought and frostbite. Hard to sort out which is affecting which trees. Evidently the frostbite can affect Ponderosa and Douglas fir, and perhaps other species. Best advice at this point is to not be too aggressive in cutting brown trees and wait until its clear a tree is dead. Many of the hard-hit Douglas fir seem to be making a comeback. The jury is still out how this situation will progress.

Mark Loveall is still planning another visit to help assess the situation.

No info to report on any further grants. Anyone wishing to help write grant applications should contact RC Ghormley.

6. New business

None.

7. Next regular meeting 10 Aug, 2013

8. Adjourn

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013

POA	Total Thru May YTD 2013	Original	Adjust	Revised	Over (Under)	
		Budget	Budget	Budget	Budget	
GENERAL INCOME						
Carry forward for Roads & Bridge	125,751	125,751		125,751	0	
Annual Dues	320,724	320,724	320,724	320,724	0	453 Lots @ \$708.00 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000	-100,000	100,000	
Less: Change in Accounts Receivable	-44,914	-44,914	-7,080	-7,080	-37,834	Projecting 10 lots @ \$708
Total DUES	401,561	401,561	339,395	0	339,395	62,166
Grazing Lease	0	0	3,000	3,000	(3,000)	
Interest (general only)	489	489	1,000	1,000	(511)	
Finance Charges	1,072	1,072	1,500	1,500	(428)	
Conservancy Trust Funds	253	253	750	750	(497)	
Lien Fees	375	375	500	500	(125)	
Processing Fees	2,080	2,080	1,800	1,800	280	Assumes 90 @ \$20
2012 Mitigation Grant	49,022	49,022	0	0	49,022	Not Budgeted - see expense below
Other	220	220	0	0	220	To be reimbursed to County - overpayment
Total CASH	455,073	455,073	347,945	0	347,945	107,128
GENERAL EXPENSES						
Admin - Accounting Services	3,000	3,000	8,200	8,200	(5,200)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,261	1,261	2,500	2,500	(1,240)	Postage & office supplies
- Insurance	0	0	5,800	5,800	(5,800)	
- Legal	1,554	1,554	10,000	10,000	(8,446)	
- Property Taxes	408	408	450	450	(42)	
- Credit Card Fees	615	615	1,600	1,600	(985)	
- 2012 Mitigation Grant	43,561	43,561	0	0	43,561	Not Budgeted - see revenue above
- Other	743	743	3,000	3,000	(2,257)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	51,142	51,142	31,550	0	31,550	19,592
Common - Road Work	38,716	38,716	270,395	270,395	(231,679)	
- Snow Removal	7,220	7,220	26,000	26,000	(18,780)	Any excess to be used on Road Maintenance
- Bldg/equip	485	485	1,000	1,000	(515)	New Signs
- Trash Removal	5,200	5,200	12,500	12,500	(7,300)	
- Weed Control	960	960	2,000	2,000	(1,040)	
- Greenlands	0	0	500	500	(500)	
- Utilities	624	624	1,800	1,800	(1,176)	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- Other	0	0	0	0	0	
Total COMMON	53,205	53,205	314,195	0	314,195	(260,990)
Communications	392	392	1,000	1,000	(608)	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	
CPC	0	0	200	200	(200)	
Total COMMITTEE EXPENSE	392	392	2,200	0	2,200	(1,808)
Total DISBURSEMENTS	104,738	104,738	347,945	0	347,945	-243,207
NET	350,334	350,334	0	0	0	350,334
NET CASH	350,334	350,334	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	3,228	3,228	Difference between Net Cash & Cash in Bank = 0			
Money Market Account	241,645	241,645				
Forest Health & Wildfire Prot	5,461					
Reserve	100,000	100,000				
Total Cash in Bank	350,334	344,872				
Total Accounts Receivable	55,857					

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
10 Aug 2013, 9:00 AM
Lazaro Martinez Station, SFTR

Directors:

Present:

Jim Davis - Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
Tony Riley
Linda Brown
Jeff Smith

Absent:

Bob (L) Scott - President

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for 8 June, 2013 regular meeting.
5. Committee reports

a. Common Area

Nothing major to report. Concerns were mentioned that we weren't notified of the cattle arriving. Some concern about number of cattle all concentrated in common area. Linda will discuss with Jerry. Suggest Board review timing and quantity of cows at February Board meeting. Question of why we need up to 400 cows. Could we do with fewer and still maintain our agricultural exemption?

b. Bridge Committee

Taking one more shot at PUC. Lawyer thinks there is a window of opportunity. Question on money spent on lawyers for PUC work so far, about \$1700. Comment that maybe issue of public safety may be deciding issue with PUC decision. No one has yet talked to north side rancher about a right of way thru his property.

c. Roads

Still getting lots of dirt on road from heavy rains. Bare dirt on side of hills by culvert intakes a major problem.

South side roads hit by rains especially hard. 27 culverts needed to be cleaned out. Exit 2 access road was made impassible. Working to get Exit 2 access open before Winter.

Road basing of Fishers Peak from Gallinas to Cottonwood and up Cottonwood to Turkey Creek will start next week. Fishers Peak will remain open but Cottonwood will be closed during construction. 3.5 miles planned - \$126,000 vs old cost of about \$174,00. Cost includes watering for the first time. Estimate Fishers Peak work will take about 7-10 days plus 2-3 more for Cottonwood.

Have dump spread about 25 miles. John Noard asked for residents to advise him of roads needing dump spreading in case there is any money left in budget

People asking why their roads aren't being road based since Realtor said it would be. Noard noted that Realtors cannot make promises about road work, only the Board.

Problems of trees getting into power lines (esp. Squirrel Lane). Electric Company will be out to do rough cutting. Need volunteers to help clean up after Electric Co. has finished. Contact John Noard. Free wood for volunteers.

Trash being dumped into ditches is contrary to our Covenants and is discouraged. People have been contacted by Jim Davis and advised to clean up problems. Asked that Bob Krause especially be notified.

Elk herd on ranch, so we should be watchful of poachers. If you see anything suspicious get license number and report to Bob Holder.

Compliments from audience to John Noard on condition of roads. John Noard is to be known henceforth as the 'Road Whisperer'.

d. Covenants

Incident of dog attack on other dogs discussed. Claim is that dogs left their property and attached dogs on neighbors property. Reported in Chronicle News. Jim Davis spoke to both parties involved and Sheriff is looking into matter. Board will review after police investigation is complete.

e. Finance

Annual review of finances by Dixon, Waller & Co. given to Board members. Clean bill of health.

See attached P&L statement for current financials. Quarterly payment plans working well. No problems.

Nancy not sure where money for three fire hydrants is coming from yet (\$9,200).

Nancy requesting quote on increasing our \$1,000,000 POA liability insurance limit. Discussion on possibility of transferring assets to Metro district. Metro district has fixed liability exposure so we might not need to look at increasing POA liability insurance limits.

f. Communications

Request from a property owner to be reinstated on the SFTR discussion forum. Committee will make decision.

John Sanders is ordering necessary envelopes etc. for the annual vote mailing. John is also order a used heavy duty laser printer to do our own printing (will save approx. \$800 after first year). Laser will also be used by our Treasurer (Nancy Allred).

g. Community Preparedness

Nothing to report. Noted that during the recent fire on Fisher's Peak Parker received several inquiries about how residents would be notified if bridge got closed. Answer posted on Web. Includes, automated call system activation, Web site postings, Hot Line and perhaps reverse 911.

h. Forest Health & Wildlife

See attached memo.

6. New business

Annual Meeting – Moved to September 21, 2013 and will be held at the Masari Theater on the TSJC campus. Nominations application active on Web site, two nominees so far (Noard and Parker). Nominations will close on 8/16 and mailings will go out on 8/30.

Recommended that Metro District do a report at each POA Board meeting.

7. Next meeting is September 21, 2013 (Annual Meeting)

8. Adjourn

Forest Health and Wildfire Mitigation Committee by RC Ghormley.

Our CO State Forest Service District Foresters, CK Morey and Mark Loveall, have been invited to our annual meeting. Details are being worked.

The SFTR tree health situation seems to be fairly stable perhaps due to the recent rains. There are a few instances of dying trees (ips beetles or drought?), but not many. Most trees that exhibited signs of frostbite in early May seem to be recovering, although some of them fairly slowly. Time will tell.

Thanks to Linda Brown with help from Dave Skoberg, Will Wojciechowski and the Ghormley's, a forest health and wildfire mitigation grant request was submitted in early July. The funds would be administered by the Colorado Department of Natural Resources, and would be a 50/50 match with each owner matching with either in-kind work or funds. Details of how this grant might be administered are pending. The application project total was \$80,000 with \$40,000 from DNR and \$40,000 contributions from individual owners. Awards are to be announced in the next few weeks. Time frame for doing the work appears to be over the next year or 18 months.

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013

POA	Total Thru July YTD 2013	Original	Adjust	Revised	Over (Under)	
		Budget	Budget	Budget	Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	125,751	125,751		125,751	0	
Annual Dues	320,724	320,724	320,724	320,724	0	453 Lots @ \$708.00 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000	-100,000	100,000	
Less; Capitalized Items - Hydrants	-9,233	-9,233	0	0	-9,233	Fire Hydrants Purchased thru Metro
Less: Change in Accounts Receivable	-26,255	-26,255	-7,080	-7,080	-19,175	Projecting 10 lots @ \$708
Total DUES	410,988	410,988	339,395	0	339,395	71,593
Grazing Lease	0	0	3,000	3,000	(3,000)	
Interest (general only)	702	702	1,000	1,000	(298)	
Finance Charges	1,457	1,457	1,500	1,500	(43)	
Conservancy Trust Funds	425	425	750	750	(325)	
Lien Fees	425	425	500	500	(75)	
Processing Fees	2,020	2,020	1,800	1,800	220	Assumes 90 @ \$20
2012 Mitigation Grant	49,022	49,022	0	0	49,022	Not Budgeted - see expense below
Other	0	0	0	0	0	
Total CASH	465,039	465,039	347,945	0	347,945	117,094
GENERAL EXPENSES						
Admin - Accounting Services	5,200	5,200	8,200	8,200	(3,000)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,317	1,317	2,500	2,500	(1,183)	Postage & of fice supplies
- Insurance	0	0	5,800	5,800	(5,800)	
- Legal	1,701	1,701	10,000	10,000	(8,299)	
- Property Taxes	408	408	450	450	(42)	
- Credit Card Fees	673	673	1,600	1,600	(927)	
- 2012 Mitigation Grant	43,561	43,561	0	0	43,561	Not Budgeted - see revenue above
- Other	1,370	1,370	3,000	3,000	(1,630)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	54,230	54,230	31,550	0	31,550	22,680
Common - Road Work	93,373	93,373	270,395	270,395	(177,022)	
- Snow Removal	7,220	7,220	26,000	26,000	(18,780)	Any excess to be used on Road Maintenance
- Bldg/equip	485	485	1,000	1,000	(515)	New Signs
- Trash Removal	7,150	7,150	12,500	12,500	(5,350)	
- Weed Control	1,019	1,019	2,000	2,000	(981)	
- Greenlands	500	500	500	500	0	
- Utilities	888	888	1,800	1,800	(912)	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- Other	0	0	0	0	0	
Total COMMON	110,635	110,635	314,195	0	314,195	(203,560)
Communications	431	431	1,000	1,000	(569)	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	
CPC	0	0	200	200	(200)	
Total COMMITTEE EXPENSE	431	431	2,200	0	2,200	(1,769)
Total DISBURSEMENTS	165,297	165,297	347,945	0	347,945	-182,648
NET	299,742	299,742	0	0	0	299,742
NET CASH	299,742	299,742	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	4,795	4,795	Difference between Net Cash & Cash in Bank = \$9808 - Accounts Payables			
Money Market Account	199,294	199,294				
Forest Health & Wildfire Mitigation	5,461	5,461				
Reserve	100,000	100,000				
Total Cash in Bank	309,549	309,549				
Total Accounts Receivable	37,198	37,198				

Final Minutes
Santa Fe Trail Ranch POA
Annual Board Meeting
21 September, 2013, 9:00 a.m.
Trinidad State Junior College, Theater

Directors:

Present:

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

Absent:

None

Guests:

Mark Loveall – CSFS, R.C. Ghormley, Steve & Susan Edholm, Bets & Jerry Withington, George & Juny Sharp, Carol & Terry Brown, Roxanne Briggs, John & Doris Noard, Jerry Harbour, Chris Radcliffe, Ernie Parker, Sharon Sorenson, Joel Cox, Alice Hanson, Lorrie Gieske, Val Allred, Ann Scott, Rick Kinder, Walt & Joyce Wolff, June & Tom Stephens, Shirley & Dave Chalelain, Jodi Riley, Mike & MJ Shelton, Robert G. Dye, Steve & Dena Wagner, David & Barb Wurfel, Elsie & Eugene Jurajda, Deb Roberts, Lanae Rossi, Kim Pronovich, G.W. & Carol Riles, Steve Touchstone, Joan & Greg Beaumont, Daniel Wilbur, Tim & Pat Nash, Fred & Harriet Vaugeois, Mary Ghormley, Sue Sanders, Bob Coelln, Leslie & Joe Modica, Carol Smith, Reuben & Liz Torres, Sheriff Casias, Jeremy Gallegos – Division of Wildlife

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for 10 August, 2013 regular meeting.

5. Introduction of Board Candidates: Jim Davis, John Noard, John Parker

6. Committee reports

a. Finances

Finances in 'Good Shape'. Handed out YTD P&L statement, see attached. Current Account Receivables is \$30,000. In 2013 we filed 33 liens only 2 of those liens are still outstanding. Of the 24 filed 2013, 10 are still outstanding. The outstanding liens total about \$10,000. We are now attaching liens through the County Treasurer which saves considerable money over using an attorney. We have about \$10,000 outstanding in payment plans which should be paid off by the end of the year. Credit Card payment plan (about 100 participants) is working well.

b. Common Areas Committee

We switched to a new trash service in December, it is working well so far. New mailbox security was implemented, appears to be working. No new mailbox incidents. Noted there are an unusual number of bears on conservancy due to heavy rains. Pond draining is waiting the right grant to come along before doing any work.

Question from floor: Any information about silkworms killing trees along Cottonwood?

No. Was referred Asst. District Forester, Mark Loveall.

Question from floor: Is silt in ponds blocking outlet drains? No.

c. Bridge Committee

Still working on PUC in attempt to get Morley RR crossing open to traffic. Our lawyer was optimistic enough to suggest this second attempt. If crossing is opened then we will only need to perform minor maintenance on the bridge. If we can't get crossing open we will probably need to replace the bridge. Noted that some initial estimates of bridge replacement costs are lower than originally thought. A CDOT meeting is scheduled regarding the Exit 2 road access to the Morley grade crossing.

Comment from floor: Please keep working this issue, we must have a reliable bridge.

d. Road Committee

Road Base - New contractor working out very well. Cost of road basing this year was \$30,200/mile vs. \$44,00 - \$56,00 previously. Completed 3.5 miles on Fishers Peak & Cottonwood an average of 4 inches deep and 16 ft. wide. Used water to aid compacting for first time. Solicited recommendations for next year's work.

Dump Spread Gravel – Completed over 20 miles of roads since fall of 2012. Especially beneficial to side roads. Costs about \$3000/mile. Feel this is a good use of POA money on less traveled roads.

Culverts – Added some new culverts and plan 4-6 more. Heavy road/culvert damage from recent heavy rains, especially on South side roads.

Snow Plowing – We are now plowing 'Both' ends of the ranch at the same time. Worked well during early 2013 snow falls. 84 miles of roads plowed in 7.5 hours. We plow if snow is 6 inches or more, sometimes only half of the ranch requires plowing.

Exit 2 – the road through the tunnels is now open for emergency egress.

Work plans for 2014 – Will grade about 35 weeks, 3 days per week. Initial plans for 4 miles of road base on Fishers Peak, Elk Park and top of Cottonwood. Plan dump

spreading on Gallinas, Vista West & bottom of Little Bear. Clear more blind corners.
Work with Metro District to add more fire hydrants.
Speeding Problem – Worried that someone will be killed someday. Asked all owners to advise their contractors of speed limits and to please honor it.
Bob Scott acknowledged all the hours/work John has contributed.

e. Covenants

Not much activity, returned \$1000 budget to general budget. Purpose of Covenants is to protect Integrity & Governance of our community. Original 1991 Covenants tried to be as non-restrictive as possible. Later changes to allow property owners to hunt or trap on their properties, which had originally prohibited. It was allowed because that freedom is mandated in the Colorado Constitution." Voting changes made change to require a majority of those voting to approve issues. Also had to comply with CCOA requirements requiring a sanctioning process. Only a few minor issues last year, mostly handled within the community. One issue outstanding with the Sheriff's Dept., will be dealt with when their process is complete. Noted that property owners are required to keep control of their animals at all times. Encouraged anyone wishing Covenant changes to make them known to committee.

Question from floor: Where can I get copy of Covenants? On the Web page.

Question from floor: What are rules about RV's being parked on lots? 1) Allowed if not on easements. 2) Mobile homes not allowed except during construction periods, and with written approval by the Committee, to be reviewed annually. 3) Should be hidden from sight if practical.

Question from floor: What about sanitation when people living in RV's? If visitors who are camping on their property appear to be using the wild for their personal hygiene and are reported as such to the Covenant Committee, the Committee will make a referral to the County Health Department Inspector for a sight visit. Jim Davis will discuss this with the Health Dept Inspector, John Martinez, to determine their exact protocol for this.

f. Communications

Pat Roehl was honored for his excellent management of our Web site. Changed method of mailing out annual meeting packets. Will save us about \$580/year. Discussed various factors for providing DSL service on the ranch and basically concluded that DSL isn't going to happen. Looked at an internet service grant but noted we aren't eligible since we have 'partial service' and grant only applies to 'un-served areas'. Noted that Viaero is still working on providing wireless & phone service but no time frame yet.

g. Grazing

Jerry Withington noted that our Covenants designate us as a working ranch. We also have a lease agreement for grazing with Rusty Walter. Noted that Colorado's 'Open Grazing' law states you must fence if you want to keep cows out. Asked that we not allow dogs to chase cows, even on your own property. Noted that there were some cows in corral/pen to allow time for the calves to re-bond with their mothers before being turned out to graze. Didn't know in advance when cows were coming due to early lack of rain and

death in the rancher's family. Also noted that arrival of cows dependent upon waiting for certain plants which are harmful to cows to flower. Noted that cows don't spread thistles. Explained that ear tags aren't used for owner identification but rather for tracking other factors such as vaccines etc. Didn't feel that overgrazing was a problem. With 119 units (238 cows) they would average 134 acres/cow based on size of ranch. Jerry asked that if there are any problems to please call him first rather than the rancher.

h. Community Preparedness

Noted that there was only one fire on ranch this year which was quickly controlled. There was one fire to the West of ranch but was also quickly controlled due to ease of access from the gas field roads. When the Fishers Peak fire occurred we received several inquiries about how they would be notified if the bridge was closed. We have several methods of communications: 1) Web site...we put continual updates about situations as information is received. 2) We put message on our ranch hotline for emergency situations. 3) We can send phone messages out to all phone numbers on our web site database using our automated calling system. 4) The county's reverse 911 would also provide emergency information. Handed out form for requesting reverse 911 messages go to your cell phone. Noted we are running out of the red windshield stickers. Will need to reorder in next year's budget unless Board decides to kill program.

h. Forest Health & Wildlife

See attached memo.

7. Guest Speakers

Sheriff Casias: Major points covered are....

Complimented SFTR for the quality of community and governance.

Said that Police cannot respond/do anything about speeding on private property. They can respond to 'reckless driving' complaints and left a 'careless driver' form for such with Bob Scott.

Noted that in case of intruders you have the right to defend yourself but always call 911. Asked for patience with police response. They have limited resource and long distances to cover.

Made pitch for 1% county sales tax proposal. Basically-- 'You get what you pay for' as regards police service.

Noted that they can't enforce mandatory evacuations...you have the right to stay if you want...but clearly not recommended. Starting a new system of 3 level emergency notifications called 'Ready-Set-Go'.

Question: Can anything be done about speeding/dangerous contractors? He can't but the POA has right to enforce its own covenants.

Question: Can we enforce our own Covenant rules on speeding without requiring 'legal' standards of proof? Yes, but our Covenants don't address speeding.

Question: Can we gain access to exit 6 when I-25 is blocked during winter? Yes unless dangerous. Just let officer know where you live. Also noted he is supporting the Metro PUC application to re-open the Morley crossing.

Question: Can our plow operators get access when I-25 is close? Yes. If a problem, call Sheriff himself.

Jeremy Gallegos of Colorado Division of Wildlife:

Discussed hunting without permission. Noted actions must be initiated by homeowner

whose property was violated. Recommended that all permissions for hunting be in writing. Also said that interfering with a legal hunt is also not allowed.

Question: What about hunting without permission on common areas? POA should designate a person to be responsible for any actions required. SFTR Contact: Linda Brown.

Question: What about following a shot animal to another lot? Must still have permission of 2nd lot owner to follow animal. Forest Service can't respond either.

Question: What about trucks with spotlight looking around? Probably illegal, call Forest Service. Don't try to stop vehicle, just get identification information.

Question: Has he seen increase in poaching? Not really.

Question: Dogs chasing wildlife. State violation, dog can be shot and owner cited.

Question: Reporting a poacher anonymously. There is a tip line or call Bob Holder. If case comes to court you might have to testify or case could be dropped.

Question: If I find a large dead animal. Call Bob Holder (number on Web site), they document losses.

Question: Is it easy to get license to hunt? Easier to get for hunting on private property.

Question: Is it a problem to feed game animals? Yes. It is illegal.

When calling in a report always remember to state you're on SFTR before giving address.

Mark Loveall – CSU Forest Service

Gave talk on various bugs causing damage to trees in area. Noted that the Ips beetle and others are more dangerous during drought conditions. Instances of NM Leaf Roller occurring south of LaVeta and Walsenburg. Showed extensive damage caused by Spruce beetles at Wolf Creek pass. Some of tree loss on ranch caused by weather conditions, but many trees appear to be coming back. Hopes there will be more grass in mitigated areas.

Question: Does mechanical mitigation encourage Ips beetles? Possibly yes. Mitigating after freeze or late fall not a bad idea.

Regarding the silkworm question: They are not a problem yet. Will continue to monitor the worms in the next few years.

8. New business

the Womens group noted the following dates:

December 8, 2013 for annual SFTR Xmas party.

Picnic will be in May again due to popular request.

Election Results: There were three candidates for the opening Board seats. The vote results were as follows:

Jim Davis - 162

John Parker - 157

John Noard - 153

All three candidates were elected to three years terms.

9. Next meeting is December 7, 2013.

10. Adjourned

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013

POA	Total Thru Aug YTD 2013	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2013				
		Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carry forward for Roads & Bridge	125,751	125,751	125,751	125,751	0	
Annual Dues	320,724	320,724	320,724	320,724	0	453 Lots @ \$708.00 per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000	-100,000	100,000	
Less; Capitalized Items - Hydrants	-9,233	-9,233	0	0	-9,233	Fire Hydrants Purchased thru Metro
Less: Change in Accounts Receivable	-19,246	-19,246	-7,080	-7,080	-12,166	Projecting 10 lots @ \$708
Total DUES	417,996	417,996	339,395	0	339,395	78,601
Grazing Lease	0	0	3,000	3,000	(3,000)	Paid at End of Year
Interest (general only)	821	821	1,000	1,000	(179)	
Finance Charges	1,578	1,578	1,500	1,500	78	
Conservancy Trust Funds	425	425	750	750	(325)	Paid for Weed Control
Lien Fees	450	450	500	500	(50)	
Processing Fees	2,000	2,000	1,800	1,800	200	Assumes 90 @ \$20
2012 Mitigation Grant	49,022	49,022	0	0	49,022	Not Budgeted - see expense below
Other	0	0	0	0	0	
Total CASH	472,292	472,292	347,945	0	347,945	124,347
GENERAL EXPENSES						
Admin - Accounting Services	5,800	5,800	8,200	8,200	(2,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,353	1,353	2,500	2,500	(1,147)	Postage & office supplies
- Insurance	0	0	5,800	5,800	(5,800)	Due in October
- Legal	1,996	1,996	10,000	10,000	(8,004)	
- Property Taxes	408	408	450	450	(42)	
- Credit Card Fees	837	837	1,600	1,600	(763)	
- 2012 Mitigation Grant	43,561	43,561	0	0	43,561	Not Budgeted - see revenue above
- Other	1,896	1,896	3,000	3,000	(1,104)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	55,851	55,851	31,550	0	31,550	24,301
Common - Road Work	94,474	94,474	270,395	270,395	(175,921)	
- Snow Removal	7,220	7,220	26,000	26,000	(18,780)	Any excess to be used on Road Maintenance
- Bldg/equip	485	485	1,000	1,000	(515)	New Signs
- Trash Removal	8,190	8,190	12,500	12,500	(4,310)	
- Weed Control	1,019	1,019	2,000	2,000	(981)	
- Greenlands	500	500	500	500	0	Conservancy Lease
- Utilities	1,021	1,021	1,800	1,800	(779)	Hotline Telephone & Guard Shack and Mailbox Electricity
- Other	0	0	0	0	0	
Total COMMON	112,909	112,909	314,195	0	314,195	(201,286)
Communications	1,297	1,297	1,000	1,000	297	Annual meeting mailing & website costs
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	Non-cash item - Not Budgeted
CPC	0	0	200	200	(200)	
Total COMMITTEE EXPENSE	1,297	1,297	2,200	0	2,200	(903)
Total DISBURSEMENTS	170,057	170,057	347,945	0	347,945	-177,888
NET	302,235	302,235	0	0	0	302,235
NET CASH	302,235	302,235	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	1,401	1,401	Difference between Net Cash & Cash in Bank = \$0.00			
Money Market Account	195,372	195,372				
Forest Health & Wildfire Mitigation	5,461	5,461				
Reserve	100,000	100,000				
Total Cash in Bank	302,235	302,235				
Total Accounts Receivable	30,189	30,189				

Forest Health and Wildfire Mitigation Committee annual report to the SFTR POA, Sep 21, 2013

The Emergency Supplemental grant to SFTR closed out in February, 2013. The grant total of \$244,400 funded mitigation of the Conservancy and adjacent lots, several mini-fuel break segments, and individual lot work. Grant-funded mitigation work was done on 576 acres, with another approximately 80 acres mitigated by the Rue Logging equipment.

Thanks to many volunteers who donated many hours, the corresponding reimbursement amount of \$5,461.40 is available to the FHWM committee to apply to selected projects (perhaps a CWPP update?).

Some Ips beetle (most likely) attacks were noted in or adjacent to a few of the mitigated areas in late summer 2012. Some additional Ips attacks occurred this summer (2013), although it appears the two late hard freezes at SFTR (April 17 and May 2) diminished the Ips beetle population. Many ponderosa pine and Douglas fir were affected by the late freeze(s) and suffered frozen needles. Time will tell if those trees recover or die. To date, many if not most of the frost-bitten trees have either recovered or held their own. Surrounding areas show pinon pine attacks by (probably) Ips beetles, so the beetle population is present and healthy in southern CO and northern NM. Check out west of I-25 between MM18 and MM20 just north of Trinidad.

Thanks to work by Linda Brown with long-distance assistance from Dave Skogberg and Will Wojciechowski, SFTR was awarded a forestry mitigation grant in August 2013 from the Colorado Division of Natural Resources. Total grant funds are \$40K and must be matched 50-50 with either in-kind labor/expenses, or cash. The FHWM committee has divided the funds equally between fuel break improvement on the ranch, and individual lot defensible space and forest health improvement. A portion of Mountain View has been tentatively identified for fuel break work. Individual lot work (initially limited to \$1000 plus matching contributions per lot) will require completion/submission of a plan to the FWHM committee by Oct 31, 2013 to qualify for grant funds. Plans will be funded in order of submission. General grant communications will be handled via the SFTR website.

RC Ghormley, Chair

Agenda
Santa Fe Trail Ranch Property Owners Association
Regular Board Meeting
September 21, 2013 9:00 AM
Masari Center at Trinidad State Junior College

Directors;

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

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum made.
4. Approval of minutes Oct 6, 2012 regular Board meeting
5. Voting on Officers – see above
6. Committee Assignments Made

Common Area – Linda Brown
Bridge – Bob Scott
Roads – John Noard
Covenants – Jim Davis
Finance – Nancy Allred
Communications- J Alan Aufderheide
Fencing & Grazing – Jerry Withington
Community Preparedness – John Parker
Forest Health – R.C. Ghormley

7. Set Upcoming Meeting Dates -

Dec. 7, 2013
Feb. 8, 2014
Apr. 5, 2014
Jun. 7, 2014
Aug. 2, 2014
Oct. 4, 2014

Final Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
7 December, 2013, 9:00 AM
Clubhouse Grill, Trinidad

Present:

Bob (L) Scott – President, Jim Davis (Vice President), John Sanders (Vice President), Nancy Allred (Treasurer), Jeff Smith (Secretary), John Parker, John Noard

Absent:

Tony Riley
Linda Brown

Guests:

Rick Kinder, Robert Dye, Val Allred, Vaughn Roundy, Mary Ghormley, RC Ghormley

- 1. Call to order**
- 2. Proof of notice**
- 3. Roll call, determination of quorum**
- 4. Approval of minutes for 21 September 2013 regular meeting.**
- 5. Committee reports**

a. Common Area

Linda Brown – Chair - Linda relayed that there was nothing to report

b. Bridge Committee

Bob Scott, Chair - Three SFTR representatives met with CDOT representatives in Pueblo a few weeks ago to discuss possibility of using exit 2 frontage road for ingress/egress from SFTR. Results were not promising and will be discussed in greater detail in executive session.

c. Roads

John Noard, Chair - snow plowed twice in last couple of weeks; left some snow in place in certain areas to add moisture to assist in grading; During the past Summer added base over 3.5 miles at \$30k/mile; anticipate budgeting for 5 miles in 2014; Expect to hold next committee meeting after first of year; dump spreading – seeking input from residents as to what areas need work; marking culverts – work has started using metal ID tags as mileage markers.

d. Covenants

Jim Davis, Chair – Recent incident of dogs running loose has been resolved as far as it relates to SFTR. There were conflicting reports from owner and resident reporting dog attacks. Owner is working to keep animals under control. Two charges filed against owner have been formally dropped by DA.

e. Finance

Nancy Allred, Chair - \$11k in unpaid property owner dues turned over to county treasurer for special tax lien placed on Feb. bill. No one owes more than dues from 2013. Can't prepare 2014 budget until end of November for dues information and mid December when CPI comes out. Davis moved and Noard seconded motion to increase dues according to any positive CPI. Motion carried. Committees need to let Nancy know their budget needs for 2014.

f. Communications

John Sanders, Chair – Bridge camera boxes have been set and power wired to boxes. Plan is to move existing analog camera this spring to new location on bridge to see if readability of license plates increases and less dusting of camera lens. If this works will move existing cameras (2) to bridge and replace at ~ \$100/camera. If this doesn't work, will need to purchase digital cameras and computer server to download images. Cost estimate of \$500 for server and \$100 each for cameras (4). \$1000 will be added to Building/Equipment line item on 2014 budget.

g. Community Preparedness

System update performed for Pat Roehl of persons participating in phone tree system for broadcasting emergency information.

h. Forest Health & Wildfire Mitigation

RC Ghormley, Chair (see attached) The Board voted to set aside funds annually to maintain common area mitigation, beginning with \$5000 in 2014.

6. New business

Discussion centered on whether we should continue to use the fire department facility on the ranch or hold POA and Road Committee meetings elsewhere. Cost to use facility is \$1200/year. Owner of Clubhouse Grill has offered free use of room for meetings. Board agreed to remove SFTR property from building and cease use.

7. Board went into Executive session to discuss legal advice re: grade crossing.

8. Board resumed open meeting and voted to explore the possibility of replacing the existing flatcar bridge.

9. Next meeting: February 8, 2014 (Regular Meeting)

10. Adjourn

**Forest Health and Wildfire Mitigation committee report to the POA
Board, Dec 7, 2013**

SFTR activities under the current grant from the CO Division of Natural Resources are ongoing. We've received permission to begin work, which must be completed by March 15, 2015. The \$80K total project (40K reimbursement and 40K in-kind matching work) is currently allocated as 20K of reimbursement for individual property owner work and 20K of reimbursement to go toward fuel break improvement in the southern Mountain View area. A small section along Cottonwood is currently under consideration for fuel reduction also. Any reimbursement must be matched with in-kind labor or cash. Nearly 20 lot owners have submitted plans for the individual lot work, per instructions on the SFTR website.

Pursuant to the mitigation in the common area last year, the committee feels the POA should consider planning for maintenance of those mitigated areas. We recommend the POA Board consider establishing a maintenance fund and set aside some money each year to that end. Maintenance of regrowth in the mitigated areas would probably not have to be done more than once each several years to maintain the reduced fuel load. An initial guess is 5K/yr may be enough on a continuing basis to preserve the fuel break areas. Budgetary adjustments can be made in the out-years as experience is gained.

Respectfully submitted,

---RC Ghormley for the Forest Health and Wildfire Mitigation committee