

POA Board Regular Meeting Minutes
April 2, 2022 9:00am at MOC

Present: Bob L. Scott, Deb Johnson, Todd McBride, Jerry Peters, Nancy Allred, Carol Smith, Carlin Craig, Rick Kinder

Absent: Brian Jenkins

Guests: Rhonda Taillon, John Cantin, Ann Scott, Vaughn Roundy, Doug and Kiffin Brown, Joe and Carmen Richards, RC and Mary Ghormley, Jerry and Dorothy Kirkwood, Bill and Maureen Latham, Craig Korth, Tim Storey, Val Allred, Marc and Sally Wilson, Randy Horner, Mark Thomas, Bill Nielson, Sharon Sorenson, Ernie Parker

-There were also 8 virtual attendees.

Call to Order: 9:00 am

Proof of Notice: posted on web since October 2021; reminder on website

Roll Call and determination of Quorum: quorum achieved

Approval of Minutes: February Regular Meeting minutes approved without changes

Committee Reports:

A) Communications (Deb Johnson, chair)

A calendar is now available on the www.santafetrailranch.com website which offers dates and times for community events, committee and group meeting schedules, MOC Meet and Greets, etc.; A new newsletter "Ranch Ramblings" was sent out via email mid March, and plans to be every other month; Expenses have included usage fees for the Google workspace and IONOS, as well as a new computer needed... The Committee is committed to hosting a virtual option for Board Meetings going forward, as well as any community informational events, but are calling for more volunteers. Contact a committee member if you are interested.

B) Roads (Todd McBride and Val Allred, co-chairs)

So far this year, the Road Committee has spent approximately \$30,000 on roads - blading washboards, road basing about 1 mile on Elk Park, spot basing some rocky areas on Gallinas and road repairing after Metro leak repairs. YTD, snow plowing has been about \$6,000 - mostly a series of small snow events that require limited plowing. This time of year, plowing becomes more problematic with the warm weather and thawing of frozen roads. Tom Berry now has a smaller third truck for usage on small problem areas, which has been helpful.

C) Covenants (Jerry Peters, chair)

There have been no violations reported since the last meeting.

D) Forest Health Wildfire Mitigation (Jerry Peters, chair)

The informative report with updates and planned actions are attached.

Be aware there is a planned smoke spotting class in April - date and info TBA.

a) Volunteer insurance: the issue for the need of volunteer liability insurance has been several months in trying to get worked out. Jerry has obtained a quote for Workers Comp insurance for volunteers which would cost the POA \$350/year. If we can obtain this, there would

not need to be liability waivers. A motion was made to purchase this insurance if confirmation can be made by April 8. If we cannot get the worker's comp by then, then waivers will be used without additional insurance required. The motion was carried unanimously.

b) Equipment purchase: discussion centered around the possible purchase of 24 portable backpack-style water sprayers, which would be placed around the ranch with full time owners who are willing and able to use them if needed as first responders for lightning strikes and small brush fires, before the fire department is able to respond. These normally sell for \$250, but owner Paul Richter on the ranch has them available to the committee for \$75 each. For 24, it would be a cost of \$1,800. Some comments from Val Allred, John Cantin, and Bill Latham were expressed as far as the positive usage for small fires and for accessibility where larger vehicles are unable to get to; the fact they do not require a compressor; but they can be heavy. That many have water tanks and portable water sprayers already was noted, as well as the problem of obstructing the roads and area for the firefighters, the discussion ended with the motion not carrying. Paul Richter has these sprayers for the general public to buy at \$150 if anyone is interested...John Cantin also spoke about the current firehouse on the ranch becoming used more, with possibly some new equipment being brought in. John and his son Johnny and several others on SFTR are being trained as volunteer firefighters.

E) Finance (Nancy Allred, chair)

The current YTD to Budget report was available for all, and is attached to the minutes.

F) Community Preparedness/Common Area (Brian Jenkins, chair)

One of the north end dumpsters was damaged; a loading hatch was missing. A replacement hatch was fabricated and installed by our exceptionally talented volunteers. As of now, all the dumpsters are in good shape for our upcoming bear season. Great thanks to our ranch volunteers who work to keep everyone's life running smoothly.

Discussion as to whether or not the weed control should stay under the Common Area Committee or be moved to the FHWM Committee ended with the Board deciding to keep it as part of the Common Area.

The upcoming Noxious Weeds Program will be held Saturday, May 14th at the MOC starting at 10 am. Carol Rawle will talk about identifying and spraying weeds. There will be herbicide and sign up sheets for common areas needing volunteers. There will be Q and A opportunities. If you need herbicide, please contact Carol Smith so some can be reserved for you. All in person attendees will be asked to wear masks inside for this presentation.

G) Grazing (Marty Pachelli, chair)

A windmill contractor will be coming out within the next couple weeks to give an estimate on fixing the Cottonwood windmill.

H) Document Review (Bill Nielson, chair)

The first meeting of this committee was held March 12 to review all SFTR Governance Documents for possible update via changes, amendments or re-write. They will compare against changing State and County guidelines and consider owner input.

The committee plans to meet every two weeks and have set a June 4, 2022 deadline for submission to the POA Board for their review. Town hall type meeting(s) will be planned to discuss proposed changes before ballot mailings...More information can be found on the website under "POA/Committees/Governance Review" .

From the Floor:

Rhoda Taillon asked about exploring the benefits of a central dumpster enclosure. She expressed some owners' desire to have this to help ensure proper usage of the dumpsters and possibly have an area for recyclables... It was explained that the Board had looked into this and gotten some designs before (specifically see POA Board meeting minutes from Dec 5, 2020 and February 6, 2021), but it thought at that time that due to the expense, and with new locks on the dumpster hatches, that this topic would be tabled. The possibility to have recyclables, also discussed in the past, has an issue concerning who would pick up the recyclables, as there is no recyclable truck in Trinidad. Rhonda mentioned a place in Raton who may be willing to help us with this issue, and will check with them and report back her findings. The Board also responded that we do need to keep a closer eye on making sure contractors use on site dumpsters for their materials and that their refuse be taken off the Ranch.

Virtual users were disappointed in the fact the meeting was cut short inadvertently and this problem will be addressed in the Communications Committee next meeting.

Next Meeting 4 June 2022 at 9:00 am at the MOC

The Meeting was adjourned at 10:10 am

Forest Health and Wildfire Mitigation Committee Update

- Jerry Peters was nominated as the chair.
- The first stage of the Oak Park mitigation is complete. Ken Dixon used his equipment to widen the road to ~30ft (where possible) and John Cantin and his son Johnny chipped. Tom graded the road when the project was completed. The whole project took around 22 hours, and cost \$2,000. Ken donated 2 hours of his equipment time to the project. There is still approximately one mile remaining on Little Bear to Oak Park to complete.
- The committee is reviewing the CWPP recommended fuel break list to determine the next project. Future projects will have a thorough project description and will be put to bid. The issue of volunteers and liability needs to be resolved.
- The CSFS is working on the CWPP and plans to do the ranch assessments/site visits in the summer and to have the CWPP completed by the fall.
- The FPFDP has expressed interest in offering a smoke spotting class and said they will provide possible dates soon. Once we have the potential dates, we will coordinate with the MOC for availability. FPFDP would like to include Trinidad Lake Estates.
- The FHWM page on the SFTR website has been updated with the mission statement, points of contact, meeting tempo, and useful links. Eventually it will include upcoming projects and educational articles. The minutes are also on the website, in the minutes section. Additionally, an article was provided for the Ranch Ramblings.
- The chipper was used for the Oak Park Mitigation project and is currently at John Cantin's home. The FHWC is discussing how to maintain the chipper and other issues.
- The committee is researching the option of having small portable water trailers (and hand tools) stationed around the ranch during the fire season to enable rapid response to very small fires (e.g., a single lightning struck tree).
- The FHWMC budget is around \$17k. So far, \$2k has been put aside for the Oak Park mitigation project and \$6k for the CWPP.
- Meetings are on the third Thursday of each month - time and location varies.

Santa Fe Trail Ranch POA
YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2022

	Total Thru March YTD 2022	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME						
Carryforward for Roads	168,805	168,805		168,805	0	
Annual Dues	376,896	376,896		376,896	0	453 Lots @ \$832 per lot
Less: Reserve for Capital Improvements	0	-100,000		-100,000	(100,000)	
Less: Change in Accounts Receivable	-71,703	-8,320		-8,320	63,383	Projecting 10 lots @ \$832
Total GENERAL INCOME	473,998	437,381	0	437,381	36,617	
Covenant Violations	0	0		0	0	
Chipper Rental	165	0		0	165	
Processing Fees	3,900	4,000		4,000	(100)	
Grazing Lease	0	2,000		2,000	(2,000)	
Interest (general only)	183	1,000		1,000	(817)	
Finance Charges	610	4,000		4,000	(3,390)	
Lien Fees	0	300		300	(300)	
Total CASH	478,856	448,681	0	448,681	30,175	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	1,528	4,500		4,500	(2,972)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	2,000	25,000		25,000	(23,000)	
Total Committees	3,528	30,000	0	30,000	(26,472)	
Administration						
Lien Fees	0	250		250	(250)	
Post Office	0	200		200	(200)	
Mileage	306	1,000		1,000	(694)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	2,562	4,500		4,500	(1,938)	
Income Taxes	273	300		300	(27)	
Accounting Services	1,800	8,700		8,700	(6,900)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	404	3,000		3,000	(2,596)	
Insurance	0	13,000		13,000	(13,000)	Renews in November
Legal	6,692	15,000		15,000	(8,308)	
Property Taxes	521	550		550	(29)	
Fees	0	400		400	(400)	
Total Administration	12,559	56,900	0	56,900	(44,341)	
Common Area						
Road Work	29,762	303,831		303,831	(274,069)	
Snow Removal	6,005	26,000		26,000	(19,995)	Any excess to be used where needed
Bldg/Equip	93	5,000		5,000	(4,907)	
Trash Removal	4,060	16,800		16,800	(12,740)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	0	650		650	(650)	Conservancy Lease
Utilities	2,983	8,500		8,500	(5,517)	
Total Common Area	42,903	361,781	0	361,781	(318,878)	
Total DISBURSEMENTS	58,990	448,681	0	448,681	(389,691)	
NET	419,866	0	0	0	419,866	
NET CASH	419,866	0	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	6,237	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	258,664					
Certificate of Deposit	154,965					
Total Cash in Bank	419,866					
Total Accounts Receivable	83,112					