

**POA Board Meeting minutes  
4 June, 2022, 9:00 am at MOC**

**Present:** Robert L. Scott, Nancy Allred, Deb Johnson, Todd McBride, Jerry Peters, Rick Kinder, Carol Smith,

**Absent:** Carlin Craig

**Guests:** Claudia Henning, Maureen Latham, Donald and Karyn Hobbs, Jack Hawkins, Gene and Elsie Jurajda, Mark Thomas, David Moore, Randy and Denise Wichterman, Vaughn Roundy, Maryanne Coelln, James Manietta, Kristin Alford, Marc Wilson, John Cantin, Bill Nielson, John Czikk, Ann Scott

There were 11 virtual attendees.

**Call to Order: 9:00 am**

**Proof of Notice:** Posted on website since October 2021; reminder on website and Nextdoor

**Roll Call and Determination of Quorum:** quorum achieved

**Approval of Minutes:** April 2, 2022, POA Meeting minutes approved without changes

**Women's Group Announcement:** The Annual SFTR picnic is scheduled for Saturday, July 2 at 11:00am -2:00pm. It will be held at the MOC building. Flyers are on the table at the MOC and are posted on the website for viewing.

**Filling vacant POA Board seat:** Brian Jenkins gave his notice of resignation to the board this past month due to Brian and his wife, Lisa, selling and moving from the ranch. The Board has selected Bill Latham to fill this vacated seat and finish the term of office for that seat. Bill accepted the position, and will also chair the Common Area/Community Preparedness Committee.

**Committee reports:**

**A) Communications - (Deb Johnson, chair)**

The Committee recently welcomed 5 new volunteers to help out at Board meetings and other events...A calendar option is available on the website, which offers dates and times for MOC and POA events, committees meetings, etc. Contact the Communications committee to add an event to the calendar. To check availability of the MOC for a ranch gathering or meeting, check with Carol Smith...Ranch Ramblings sent the second newsletter out in May, and will continue to do so every other month (opposite months of POA Board meetings)...Virtual options for Board meetings and various other programs are provided by this committee

The complete committee report including the YTD expenses are attached to this report.

**B) Roads - (Todd McBride and Carlin Craig, co-chairs)**

Through May, approximately \$66,000 (22%) of the road budget and \$6,000 (23%) of the snow budget has been spent. Spending will likely increase over the remainder of the year depending on availability of materials and trucks. It is noted that both Leone's and Andreatta's prices are increasing...Road base was applied to Elk Park from Oak Park to Mountain View, 1 mile on west end of Squirrel Lane, ½ mile on Antelope Run, ½ mile on the west end of Fisher's Peak (still in progress), and at the mailboxes and dumpster. A culvert extension was added on Timber

Park and one planned for Cottonwood by Turkey Creek. Blade work was done on several primary and secondary roads and numerous fixes after water leak repairs.

**C) Covenants - (Jerry Peters)**

A complaint about loose dogs has been addressed with a fine of \$500 assessed to the owners of the dogs. The board has not received a response to date.

**D) Forest Health Wildfire Mitigation - (Jerry Peters, Chair)**

Mitigation efforts have halted due to the Stage 2 fire ban and will not resume until late fall. CWPP (Colorado Wildfire Protection Plan) updating is ongoing.

**-Volunteer Firefighters:** John Cantin spoke of several requirements to become a volunteer firefighter, including having time and being physically capable. Time is 36 hours of initial training, plus extra regular training and calls. If anyone is interested in helping but unable to meet the requirements there are various other needs to be filled as well. Further questions can be addressed by contacting John Cantin or the PFPD...It was noted that a "Fire ready Drill and information" will take place Saturday, June 4 at the firehouse on the ranch.

**E) Finance - (Nancy Allred)**

Total cash in bank is \$405,564 with total accounts receivable being \$61,710...Processing credit card fees has gone up tremendously and will need to be addressed in the future. The increase in dues for this year will hopefully help with the increase in the Road Committees increased costs.

**F) Common Area/Community Preparedness - (Bill Latham, chair)**

The importance of keeping our dumpsters locked and trash not left outside of them was stressed. If any dumpsters are found to be damaged, this should be reported to Bill Latham without delay...Spraying of noxious weeds was discussed and owners should contact Bill Latham for herbicide and Bill Nielson for common road area spraying sign ups and information. There are 83.1 miles of roads, which are divided up into 128 segments for adoption to spray - there are about 20 segments still needing adopted. Contact information can be found on the website under "committees".

**G) Grazing - (Marty Pachelli, chair)**

The windmill on Cottonwood is fixed and running well. It filled both tanks in 2 days. Costs included 85ft of new galvanized well pipe, leathers, one new sucker rod, oil, and labor. The invoice shows the total cost as \$2,387.89. Marty will take the responsibility of turning the well on and off as needed.

**From the Floor:** Maryanne Coelln asked a couple questions pertaining to the weed spraying adopt the roads.. No other questions or comments were raised.

**Meeting was adjourned at 9:30 am. Next meeting will be 6 August, 2022, at 9:00 at the MOC.**

## COMMUNICATION COMMITTEE REPORT: 6/4/2022

Features are available on the [www.Santafetrailranch.com](http://www.Santafetrailranch.com) website, in order to keep communication about meetings, committees and groups up to date.

- We have 5 more volunteers that have offered to help out at the Board meetings and other events! We thank these individuals for raising their hands!
- A calendar option is available which offers dates and times for community events, committee and group meeting schedules, MOC Meet & Greets, etc. For MOC or POA events, please contact the Communication Committee to add to the website calendar. Email address: [comcmte@santafetrailranch.com](mailto:comcmte@santafetrailranch.com)
- “Ranch Ramblings” newsletter sent mid-May. Ongoing efforts include future topics and updating email address’. Please send newsletter ideas to: [comcmte@santafetrailranch.com](mailto:comcmte@santafetrailranch.com)
  - Next edition due mid-July
- The Communication Committee continues to host virtual options for Board Meetings, as well as any community informational MOC events, such as community awareness
  - If any individual wants to support an event, please contact the POA as well as the Communication Committee to sponsor the event and position it for SFTR advertisement on the website community calendar and/or notifications.

### 2022 EXPENSES:

| DATE      | EXPENSE   | DESCRIPTION  |
|-----------|-----------|--|
|           |           | Initial Budget 4500.00   |
| 5/23/2022 | 150.00    | SFTR Website Hosting ((Bare Communications (Fifth Wheel))  |
| 4/22/2022 | 150.00    | Website Hosting ((Bare Communications (Fifth Wheel))   |
| 4/12/2022 | 321.72    | Communications Committee Storage Cabinet   |
| 3/22/2022 | 150.00    | SFTR Website Hosting ((Bare Communications (Fifth Wheel))  |
| 3/6/2022  | \$21.00   | IONOS - monthly fee for <a href="http://www.santafetrailranch.com">www.santafetrailranch.com</a> |
| 3/1/2022  | \$90.00   | Google monthly Workspace usage fees (6 users - Bill added 2/17)                                  |
| 2/22/2022 | 150.00    | SFTR Website Hosting ((Bare Communications (Fifth Wheel))  |
| 2/6/2022  | \$21.00   | IONOS - monthly fee for <a href="http://www.santafetrailranch.com">www.santafetrailranch.com</a> |
| 2/1/2022  | \$90.00   | Google monthly Workspace usage fees (5 users)  |
| 1/24/2022 | \$737.05  | HP Pavillion 15 Laptop   |
| 1/6/2022  | \$21.00   | IONOS - monthly fee for <a href="http://www.santafetrailranch.com">www.santafetrailranch.com</a> |
| 1/1/2022  | \$90.00   | Google monthly Workspace usage fees (5 users)  |
| 1/1/2022  | 150.00    | SFTR Website Hosting ((Bare Communications (Fifth Wheel))  |
|           |           |  |
| Total     | \$2141.77 |  |

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

|  | Total Thru May<br>YTD 2022 | Original<br>Budget   | Adjust<br>Budget | Revised<br>Budget | Over (Under)<br>Budget |   |
|--|----------------------------|--|------------------|-------------------|------------------------|---|
| <b>GENERAL INCOME</b>                  |                            |  |                  |                   |                        |   |
| 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    | -50,301                    | -8,320   |                  | -8,320            | 41,981                 | Projecting 10 lots @ \$832  |
| Total GENERAL INCOME                   | <u>495,401</u>             | <u>437,381</u>   | 0                | <u>437,381</u>    | <u>58,020</u>          |   |
|  |                            |  |                  |                   |                        |   |
| Covenant Violations                    | 500                        | 0  |                  | 0                 | 500                    |   |
| Chipper Rental                         | 165                        | 0  |                  | 0                 | 165                    |   |
| Processing Fees                        | 3,990                      | 4,000  |                  | 4,000             | (10)                   |   |
| Grazing Lease                          | 1,360                      | 2,000  |                  | 2,000             | (640)                  |   |
| Interest (general only)                | 424                        | 1,000  |                  | 1,000             | (576)                  |   |
| Finance Charges                        | 1,062                      | 4,000  |                  | 4,000             | (2,938)                |   |
| Lien Fees                              | 0                          | 300  |                  | 300               | (300)                  |   |
| Total CASH                             | <u>502,902</u>             | <u>448,681</u>   | 0                | <u>448,681</u>    | <u>54,221</u>          |   |
| <b>GENERAL EXPENSES</b>                |                            |  |                  |                   |                        |   |
| Committees                             |                            |  |                  |                   |                        |   |
| Community Preparedness                 | 0                          | 500  |                  | 500               | (500)                  |   |
| Communications                         | 2,149                      | 4,500  |                  | 4,500             | (2,351)                |   |
| Covenants                              | 0                          | 0  |                  | 0                 | 0                      |   |
| Forest Health/Wildfire Mitigation      | 2,000                      | 25,000   |                  | 25,000            | (23,000)               |   |
| Total Committees                       | <u>4,149</u>               | <u>30,000</u>  | 0                | <u>30,000</u>     | <u>(25,851)</u>        |   |
| Administration                         |                            |  |                  |                   |                        |   |
| Lien Fees                              | 26                         | 250  |                  | 250               | (224)                  |   |
| Post Office                            | 0                          | 200  |                  | 200               | (200)                  |   |
| Mileage                                | 576                        | 1,000  |                  | 1,000             | (424)                  |   |
| Chipper Maintenance                    | 0                          | 0  |                  | 0                 | 0                      |   |
| Bridge Inspection                      | 0                          | 10,000   |                  | 10,000            | (10,000)               |   |
| Credit Card Fees                       | 3,959                      | 4,500  |                  | 4,500             | (541)                  |   |
| Income Taxes                           | 273                        | 300  |                  | 300               | (27)                   |   |
| Accounting Services                    | 3,500                      | 8,700  |                  | 8,700             | (5,200)                | Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500 |
| Supplies                               | 465                        | 3,000  |                  | 3,000             | (2,535)                |   |
| Insurance                              | 352                        | 13,000   |                  | 13,000            | (12,648)               | Renews in November  |
| Legal                                  | 9,564                      | 15,000   |                  | 15,000            | (5,436)                |   |
| Property Taxes                         | 521                        | 550  |                  | 550               | (29)                   |   |
| Fees                                   | 0                          | 400  |                  | 400               | (400)                  |   |
| Total Administration                   | <u>19,237</u>              | <u>56,900</u>  | 0                | <u>56,900</u>     | <u>(37,663)</u>        |   |
| Common Area                            |                            |  |                  |                   |                        |   |
| Road Work                              | 56,997                     | 303,831  |                  | 303,831           | (246,834)              |   |
| Snow Removal                           | 6,005                      | 26,000   |                  | 26,000            | (19,995)               | Any excess to be used where needed                                  |
| Bldg/Equip                             | 221                        | 5,000  |                  | 5,000             | (4,779)                |   |
| Trash Removal                          | 6,860                      | 16,800   |                  | 16,800            | (9,940)                |   |
| Weed Control                           | 0                          | 1,000  |                  | 1,000             | (1,000)                |   |
| Conservancy                            | 0                          | 650  |                  | 650               | (650)                  | Conservancy Lease   |
| Utilities                              | 3,869                      | 8,500  |                  | 8,500             | (4,631)                |   |
| Total Common Area                      | <u>73,951</u>              | <u>361,781</u>   | 0                | <u>361,781</u>    | <u>(287,830)</u>       |   |
|  |                            |  |                  |                   |                        |   |
| Total DISBURSEMENTS                    | <u>97,337</u>              | <u>448,681</u>   | 0                | <u>448,681</u>    | <u>(351,344)</u>       |   |
|  |                            |  |                  |                   |                        |   |
| NET                                    | <u>405,564</u>             | <u>0</u>   | <u>0</u>         | <u>0</u>          | <u>405,564</u>         |   |
|  |                            |  |                  |                   |                        |   |
| NET CASH                               | <u>405,564</u>             | <u>0</u>   | <u>0</u>         | <u>0</u>          | <u>0</u>               | NET CASH BUDGET   |
|  |                            |  |                  |                   |                        |   |
| <b>Cash in Bank</b>                    |                            |  |                  |                   |                        |   |
| Checking                               | 24,286                     | Difference between Net Cash & Total Cash in the Bank = \$0 |                  |                   |                        |   |
| Money Market Account                   | 226,160                    |  |                  |                   |                        |   |
| Certificate of Deposit                 | 155,118                    |  |                  |                   |                        |   |
| Total Cash in Bank                     | <u>405,564</u>             |  |                  |                   |                        |   |
|  |                            |  |                  |                   |                        |   |
| Total Accounts Receivable              | <u>61,710</u>              |  |                  |                   |                        |   |