

**POA Board Meeting Minutes
6 August, 2022, 9:00 am at the MOC**

Present: Deb Johnson, Jerry Peters, Bob Scott, Carlin Craig, Rick Kinder, Bill Latham, Carol Smith

Absent: Todd McBride, Mark Thomas

Guests: Bill Nielsen, Claudia Henning, Maureen Latham, Tim Storey, Gene and Elsie Jurajda, Randy and Terry Horner, Vaughn Roundy, Mark and Sally Wilson, Ann Scott, Tim and Pat Nash, Dave and Toni Moore, Lynn Parker, Sue Downs, Yancy Baer, Karl Terrel
There were 7 virtual attendees.

Call to order: 9:00 am

Proof of Notice: Posted on website since Oct 2021, reminder on website and Nextdoor

Roll Call and Determination of Quorum: Quorum achieved

Notice of POA Officer replacement: Nancy Allred tendered her resignation from the POA Board on July 16, due to moving to Santa Fe, New Mexico. The board has selected Mark Thomas to fill this vacated seat and finish the term of her office.

Approval of Minutes: June 4, 2022, POA meeting minutes approved without changes

Appointment of replacement POA Board Treasurer: Both Mark Thomas and Jerry Peters were nominated to fill the Treasurer position. Mark was appointed after a vote was taken by present Board members.

Committee reports:

A) Communications (Deb Johnson, chair)

-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

-The second "Ranch Ramblings" newsletter was sent mid-July. We are preparing for our September edition and would welcome contributions from our property owners! How about your favorite seasonal recipe? Wildlife photos? What have YOU learned about living in the mountains on SFTR that would be valuable to share with our community?... Please send newsletter ideas to: comcmte@santafetrailranch.com

-Our meetings include discussion for enhancements on our website, updates to current content and how we can best serve to enhance communication options on the ranch.

-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...

Usual monthly expenses are costs for 5th wheel, Google, and IONOS, totaling \$279/mo.

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

-The Leone price increase went into effect July 1. Delivery charge is up 25% and material (road base) is up 9%. We use 10,000 to 12,000 tons per year. That equates to \$18,000 to \$20,000 per year for the ranch or about \$40 per lot.

-The road budget on the P&L shows \$181,477 remaining for the year. However, accounts payable to Heath Andreatta Company is approximately \$51,000 for May, June, and July which would reduce the budget figure to \$130,000 for the remainder of this year. We still have \$20,000 in the snow removal budget.

-New road base was put down on western Fisher's Peak Pkwy from Timber Park to the end, all of Antelope Run and one plus miles of upper Cottonwood Canyon.

-We will continue to put down new road base where needed depending on available trucks and material... Tom has done a lot of blade work on the primary roads and water leak repairs. The welcome moisture has increased the need to spend more time on the drainage ditches and culverts.

C) Covenants (Jerry Peters, chair)

No complaints since the last meeting.

D) Forest Health and Wildfire Mitigation (Jerry Peters, chair/report by Marc Wilson)

-CWPP Update: Paul Branson with the Colorado State Forest Service is starting our CWPP. Michelle sent our current CWPP to him, along with a list of the most important updates. She requested advanced notice from CSFS so that property owners can be notified and have sufficient time to prepare.

-Emergency Exits: Our committee has been researching alternate exits and talking to owners that have potential exit spots. Bill Latham will be assessing each one as well. This is ongoing and will be taken over with the Preparedness Committee.

-Water Tanks: There needs to be some clearing around the water tanks especially Tank 3, with large trees near it that could fall and damage the tank or create a lot of heat. Research indicated there are currently no easements for some of the water tanks except for Tank 1. Most likely, mitigating around the tanks will require owner permission.

{As a footnote, I explained to Marc after adjournment that the Metro has easements for all of its features, so owner permission is unnecessary, but any removal of large trees should be done with oversight by a Metro Board member. Bob Scott}

-Grants: Carmen and Joe Richards are looking into the availability of grants.

-Mitigation projects: We will begin scheduling fall mitigation projects when the committee meets in August.

-It is important to keep the chipper in good running order. John Cantin says the chipper needs new blades. Ken will work with Jerry Peters to get the money to get it fixed ASAP.

E) Finance

With few minor exceptions, we are still under budget on expenses. Our cash situation is looking good. The YTD P&L Comparison to budget can be seen attached to this report.

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

-There will be a Community Preparedness meeting August 10 at 6:00 pm at the MOC. All are invited to attend... There are only 2 ambulances for the Las Animas County and the need for us to be prepared for emergencies until an ambulance can come or the injured can be transported is necessary. First aid classes, ranch wide emergencies, etc. are being discussed.

-A CPR class is scheduled for September 26. Contact Bill for signing up and more info.

-All are encouraged to sign up for Code Red (formally reverse 911). Instructions are on the website.

-There will be a Common Area meeting August 24 at 6:00 pm at the MOC. Since the common Area of the ranch includes not only the Conservancy, but also the Common space such as the trash dumpsters, research has been done and is an ongoing issue to improve our dumpsters and the misuse of the area. All are reminded to not throw items such as brush, lumber, building supply into them and to not leave anything outside the dumpsters. There have been several incidents of bears getting into unsecured trash and those who have helped pick up this mess are thanked...RC Ghormley is thanked for his ongoing efforts to keep the metal lids and bolts in working order...Possibility of having a regularly scheduled recycle pickup is being checked out.

Weed Program (Bill Latham, Bill Nielsen)

-We have a bumper crop of weeds this year and all are encouraged to keep up the spraying (or digging) to keep on top of this. The Locust are particularly prolific along the roadsides and do best when sprayed with the TricopyR4 solution. Bill Latham has some of this just for locust as well as the mixture available for other weeds such as thistle. Contact him for your needs, and remember to return your bottles to him once empty.

-Bill Nielsen has the Adopt-A-Road list for spraying the common areas alongside the roads. If you wish to sign up or cannot remember if you have signed up in the past and what you are assigned, contact him...contact information and sign ups for Adopt-a- Road map can be found on the website under POA/Committees/Weed Control

G) Grazing (Marty Pachelli, chair)

-We have been very fortunate to have the great rains this summer. Grass is looking a lot better this year compared to the past 5 years...A lot of areas are putting on seed heads which haven't had the chance over the past 5 years. This should help the range health also. Rest rotation grazing plans are very effective to meet multiple objectives.

The grazing committee will be meeting this fall to go over next year's grazing plan.

Women's Group (Carol Smith, report)

Thanks were expressed to all who helped out and attended this year's Annual SFTR picnic.

Reminder of POA Board Nominations

Nominations are being accepted until Sat. August 13, 10 pm, for the POA Board openings. The instructions, forms, and viewing the nominees, can be accessed on the website.

From the floor:

-Carol Smith asked if the time used spraying weeds should be logged for Firewise records. Marc said he would check but to keep the logs in case they can be used for FireWise Mitigation.

- Randy Horner complained about the increasing amount of speeding happening on the ranch roads, wondering what can be done about it - perhaps more signs or other suggestions... Bob Scott said it has been an ongoing problem that has been worked on for many years; people ignore signs and it has been found that the better our roads are, the faster some people drive. If the sheriff is called the problem is not being able to document exactly how fast the vehicle was going. Suggestions of ways to deal with this are welcome, but so far it remains a difficult issue.

The meeting was adjourned at 9:40 am.

Next meeting is the Annual Owners Meeting at 9 am on October 8, 2022 at the MOC.

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

	Total Thru July 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	-36,817	-8,320		-8,320	28,497	Projecting 10 lots @ \$832
Total GENERAL INCOME	<u>508,884</u>	<u>437,381</u>	<u>0</u>	<u>437,381</u>	<u>71,503</u>	
Covenant Violations	500	0		0	500	
Chipper Rental	165	0		0	165	
Processing Fees	4,020	4,000		4,000	20	
Grazing Lease	1,360	2,000		2,000	(640)	
Interest (general only)	786	1,000		1,000	(214)	
Finance Charges	1,471	4,000		4,000	(2,529)	
Lien Fees	0	300		300	(300)	
Total CASH	<u>517,185</u>	<u>448,681</u>	<u>0</u>	<u>448,681</u>	<u>68,504</u>	
GENERAL EXPENSES						
Committees						
Community Preparedness	0	500		500	(500)	
Communications	2,836	4,500		4,500	(1,664)	
Covenants	0	0		0	0	
Forest Health/Wildfire Mitigation	2,000	25,000		25,000	(23,000)	
Total Committees	<u>4,836</u>	<u>30,000</u>	<u>0</u>	<u>30,000</u>	<u>(25,164)</u>	
Administration						
Lien Fees	65	250		250	(185)	
Post Office	0	200		200	(200)	
Mileage	594	1,000		1,000	(406)	
Chipper Maintenance	0	0		0	0	
Bridge Inspection	0	10,000		10,000	(10,000)	
Credit Card Fees	4,670	4,500		4,500	170	
Income Taxes	273	300		300	(27)	
Accounting Services	5,700	8,700		8,700	(3,000)	Accounting = \$600/mo, Annual CPA review = \$1000, Tax Return \$500
Supplies	853	3,000		3,000	(2,147)	
Insurance	652	13,000		13,000	(12,348)	Renews in November
Legal	9,632	15,000		15,000	(5,368)	
Property Taxes	521	550		550	(29)	
Fees	29	400		400	(371)	
Total Administration	<u>22,989</u>	<u>56,900</u>	<u>0</u>	<u>56,900</u>	<u>(33,911)</u>	
Common Area						
Road Work	122,354	303,831		303,831	(181,477)	
Snow Removal	6,005	26,000		26,000	(19,995)	Any excess to be used where needed
Bldg/Equip	4,862	5,000		5,000	(138)	
Trash Removal	9,660	16,800		16,800	(7,140)	
Weed Control	0	1,000		1,000	(1,000)	
Conservancy	658	650		650	8	Conservancy Lease
Utilities	5,364	8,500		8,500	(3,136)	
Total Common Area	<u>148,902</u>	<u>361,781</u>	<u>0</u>	<u>361,781</u>	<u>(212,879)</u>	
Total DISBURSEMENTS	<u>176,727</u>	<u>448,681</u>	<u>0</u>	<u>448,681</u>	<u>(271,954)</u>	
NET	<u>340,458</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>340,458</u>	
NET CASH	<u>340,458</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NET CASH BUDGET
Cash in Bank						
Checking	15,606	Difference between Net Cash & Total Cash in the Bank = \$0				
Money Market Account	169,579					
Certificate of Deposit	155,273					
Total Cash in Bank	<u>340,458</u>					
Total Accounts Receivable	<u>48,227</u>					