

**June 1, 2024 POA Special Owners and Regular Meeting minutes
Metro Operations Center 9:00 am**

POA Board of Directors Present: Rick Kinder, Carlin Craig, Bill Nielsen, Mark Thomas, Ken Dixon, Scott Tollefson, Carol Smith

Absent: Bob L. Scott, Bill Latham

Guests signed in: Blair and Kriss Peterson, John Gerald, Tim Storey, Michelle Bonnette, Shannon Debord, Gabriel McEver, Terry Horner, Vaughn Roundy, Mike and Cassie Long, Kelley Bruns, Dave and Barb Wurfel, Randy and Denise Wichterman, Joe Richards, Rick Carrells and Stormy Pierce, Sue Downs, Deb Roberts, Brian and Apolonia Montoya, David and Tony Moore, Maryanne Coelln, Jerry Peters, Linda Tecklenberg, Donnie and Christa Perkinson, Athelstan and Jennifer Sanchez, Dan Lebsack, Jean Busch, Patty Thomas

Call to Order: 9:00 am

Proof Of Notice: posted on website since October 2023; reminders posted on website, Next Door, SFTR Facebook, as well as in May 1 mailings sent to Owners

Roll Call and Determination of Quorum: Quorum achieved

Approval of April 6, 2024 POA Board Mtg Minutes: Approved without changes

Special Owners Meeting:

A collection of remaining CCR Proposal ballots brought to the meeting were received by Carol Smith; After no questions were raised, three volunteers for counting ballots (Tim Storey, Barb Wurfel, and Christa Perkinson) were selected and given instructions in the back room.

Committee Reports:

1) Communications (John Gerald, chair)

The new version of our SFTR Website will be in place within a couple weeks - target date by June 30. The same domain name will be used, it will be a smooth transition, updated, and more user friendly. Each owner will have an account set up and will receive an email with their website credentials.

The Committee is seeking more volunteers. Call John Gerald to learn more.

2) Government Document Review (Bill Nielsen, chair)

After the results from this morning ballot count, the new version of our Covenants will be posted on the SFTR Website by the end of June. The revision of the By-Laws is now underway, and the hope is to have that ready for voting by the Owners along with the ballots voting for the open POA Board of Directors, which takes place at the Owners October 5, 2024, Meeting. Those ballots will be sent out early September and a couple Owners Education Meetings will take place in September for Q and A concerning the by-law changes proposed. Watch the website for these notifications.

Adopt-A-Road - (Bill Nielsen, head)

Bill explained about the Adopt-A-Road program for the ranch, in which Owners can sign up for certain road sections to volunteer to spray for noxious weeds such as thistle. Bill maintains the list of roads already adopted and the ones needing to be. If you are interested in learning more

and/or signing up, contact him at 360-977-8766. He also had some bottles of herbicide for usage on common roadside areas for those signed up.

3) Roads (Carlin Craig, chair)

All roads, with a couple exceptions, have been graded this year at least once. We have been having trouble getting road base and gravel from Leone's due to other projects Leone's is involved with, but have been assured we will have more next week. Culvert and Ditch work has been done on Old Mission, Mora Lane, Fisher's Peak, Westwood, Cottonwood, Timber Ridge, Fox Trail, Mtn. View, Tall Timber Trace, and a culvert replaced on Bobcat.

There has also been waterline repair cleanup on Tall Timber Trace, Elk Ridge, Juniper Ct. and Locust Ct. There is still significant money in the budget for Heath and Leone's for needed projects and upcoming needs.

Q&A - A question was raised about who cleans ditches. - Tom cleans them either when he sees it and does it then or comes back to it later.

Q&A - If you are putting in a driveway and wonder if you need a culvert, talk to the road committee for advice. It is, however, your own responsibility and cost.

4) Covenants (Rick Kinder, chair)

Several complaints have been raised recently, mainly concerning loose dogs. There have also been questions raised about signage on properties. It was reminded that the covenants state what is and is not allowed on your property. See Covenant 5.8 for this info.

All are also reminded, with the summer and 4th of July upon us, that we do not allow any open fires nor fireworks on SFTR.

5) Forest Health and Wildfire Mitigation (Ken Dixon, chair)

Mitigation has been completed on several sections of the ranch, including from upper Cottonwood at 5 points to the far west end of Cottonwood, Oak Park from Little Bear to Elk Park, Sunset, as well as several blind curve areas around Old Mission and Yucca. Ken and others met with Fire Chief Buddy, who said he would like to see the Committee concentrate on blind curves.

Ken and Rick explained to those present about the right of way (ROW) the POA has on the roadways to be able to do mitigation clearing. The 60 total foot ROW width is 30 ft each direction from the center of the road. There are places this may be infringing over a property line, but it is still the POA Right of way to do work if it is needed if it is within that 30ft area from the road center.

Questions were raised about this clarification, and explained with verbal as well as drawings. If trees need to be taken out for mitigation in that ROW, the Owner will be given the first choice to keep the firewood. If anyone sees a tree in a right of way on the ranch, they must contact Ken Dixon (479-886-4407) to see if they may cut it down. If you have a tree which you fear may fall on a power line, check with the electric company, as they may be able to cut it for you.

A question was raised about some trees that had been pushed down during Ditch Rat work and have been flagged. These trees are known to the FHWM and will be taken care of.

6) Finance (Mark Thomas, chair)

Attached are the current balance sheet and revenue and expense summaries to view. Many items have increased in price since 2023, and this is reflected in the budget notes. You are

encouraged to review the information concerning the budget and see how your dues are being wisely used for the good of the ranch.

7) Common Area/Weed Control (Scott Tollefson, chair)

Scott explained the uses and differences of some of the weed control products. Currently we are using the "High Noon" herbicide. To date, the right of ways that have been sprayed are Cottonwood, Elk Park, Oak Park, Tall Oaks, Gallinas, and Fisher Peak. The budgeted monies for weed control have already been exceeded by \$400, but more spraying is desired for weeds as well as Locust spraying along roadsides and the common areas. The POA Board suggested to increase the weed control budget this year by another \$4,000 to \$6,500. This was voted on and agreed by the POA Board Members. Scott said he is trying to spot spray as much as he is able as he follows areas that have been mitigated. He thinks some areas may need a second spray later in the season.

For the Common area, it is another reminder to keep the dumpsters closed, and no trash left outside; dumpsters are for household trash only and boxes should be broken down; no construction materials. If a dumpster is broken or damaged, notify Scott so it can be repaired.

8) Emergency Preparedness (Bill Latham, chair)

Keeping in mind the upcoming fire season is a time to review the evacuation plan and your personal preparedness lists. Sign up for Code Red if you haven't already. Any smoke spotting or fire concerns, you are asked to not hesitate to call 911, and be vigilant in observing surroundings, especially after a lightning storm.

Joe Richards commented that the County has plans to change "Code Red" to "RAVE Alert" in the near future. Announcements will be made when this happens.

A concern was voiced about what has or is being done to clean out the ponds on Gallinas, for animals as well as possible use for firefighting. - there have been numerous attempts in the past years to have the ponds cleaned and in the past few years the estimates to have the work done is cost prohibitive. Joe R. mentioned the county has just been awarded a CWPP grant for the county and some of that money might be available to help in this effort.

9) Grazing (Marty Pachelli, chair) - report by Carol Smith

The cows have been on the ranch since early May and will be here until early to mid August. There have been some concerns about cattle being on or near the RR tracks at times and some breaks in the fence. Each time the rancher has been notified of this, he has responded quickly to move the cattle uphill and away from the tracks. The rancher, Justin, as well as Donnie Peterson, Marty Pachelli, and Time Storey have mended some of the fences, but it is noted that the fences belong to the RR and it is their responsibility. Colorado is an Open Range state, and livestock are not required to be fenced. If a homeowner wants to keep cattle out they can fence off their own property. The rancher is only responsible to make restitution for his livestock that damages a "lawful" fence. This definition can be found under "Colorado Department of Agriculture/Open range and fencing". Reporting of issues with the cattle are found on the website under grazing committee.

Comments were expressed that they are glad the cattle are here.

New Business:

Carol Smith reminded all that the Women's Group is once again sponsoring the Annual SFTR Picnic. Mark your calendars for Saturday, June 29, 11am - 2 pm at the MOC. This is a potluck, and there will be logowear and raffle items for sale. See more details on the website. If you have, or know of an item for the raffle sale for the picnic, you are asked to notify Claudia Henning at 720-560-3586.

The Women's Group are also sponsoring a SFTR Flea Market on Saturday, July 13. See the website or call Lori Clark for more information (817-455-4599). We are possibly going to have an Electronics Recycling Truck here at the MOC that day as well. There will be hot dogs and popcorn for attendees as you stop and shop! A table will be available for donating items for sale with proceeds going to the WG if you do not want to have your own (free) table to sell things.

Forms for the upcoming POA Board Nominations for the October Annual Meeting will be posted on the website beginning July 19th, 8 am. Nominations will close August 2, 8 pm. More information will be on the website as time is closer to those dates. There will be 3 positions open. Consider if you would be willing to represent your community as a volunteer on the Board.

Report of Ballot voting for CCR revision proposals:

Ballot Issue #1	Yes=104; No=66	(Section 3.5.1.9)
Ballot Issue #2	Yes=102; No=77	(Article 5 - 5.1)
Ballot Issue #3	Yes=104; No=69	(Article 5 - 5.8.6 to 5.8.6.3)
Ballot Issue #4	Yes=104; No=75	(Article 8 - 8.6.2.3.4)

The new version of the CCRs will be posted on the website by the end of June. Several questions and discussion arose concerning a few of the covenant changes, and were explained with reasoning by those of the Committee, who have worked long hours over the past 3 years in revision. They did appreciate positive input for future communication whenever our Ranch covenants may once again need to be revised.

Meeting Adjourned 10:15 am.

Next POA Board meeting will be August 3, 9:00 am at the Metro Operations Center.

Santa Fe Trail Ranch POA
Balance Sheet
As of April 30, 2024

Apr 30, 24

ASSETS

Current Assets

Checking/Savings

Total First National Bank \$ 455,367

Century Savings \$ 157,270

Total Checking/Savings \$ 612,637

Accounts Receivable

Accounts Receivable \$ 66,089

Bad Debt Reserve \$ (5,000)

Total Accounts Receivable \$ 61,089

Total Current Assets \$ 673,726

Total Fixed Assets \$ 18,950

TOTAL ASSETS \$ **692,676**

LIABILITIES & EQUITY

Equity

Retained Earnings \$ 427,878

Total Transfer of Metro Assets \$ (64,640)

Net Income \$ 329,438

Total Equity \$ 692,676

TOTAL LIABILITIES & EQUITY \$ **692,676**

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 05-17-24					
	Actuals Through 04- 30-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes	
Beginning Cash Balance at 01-01-24	\$ 339,470	\$ 339,470			
Cash Balance used for Increased Expenses in 2024 over Income	\$ (75,344)	\$ (75,344)			
Reserve for Future Projects	\$ 264,126	\$ 264,126			
General Income:					
Annual Dues	\$ 416,307	\$ 416,307	\$ -	453 lots at \$919 per lot	
Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	Expectations are to increase collection efforts including possible foreclosures in 2024	
Total General Income	\$ 411,307	\$ 411,307	\$ -		
Other Income:					
Covenant Violations	\$ -	\$ 500	\$ 500	Estimate	
Processing Fees/Credit Card Processing Fees	\$ 5,480	\$ 6,000	\$ 520	Consistent with 2023 and previous years	
Grazing Lease	\$ -	\$ 2,000	\$ 2,000	Cattle Grazing Lease expected to be negotiated for 2024	
Interest Income	\$ 2,956	\$ 4,500	\$ 1,544	Consistent with 2023 actuals	
Finance Charges	\$ -	\$ 900	\$ 900	Estimate	
Lien Fees	\$ -	\$ 300	\$ 300	Estimate	
Total Other Income	\$ 8,436	\$ 14,200	\$ 5,764		
Total Income	\$ 419,743	\$ 425,507	\$ 5,764		
Communications					
Bare Communications - Website Hosting, maintenance and upgrades	\$ 600	\$ 5,560	\$ 4,960	Includes \$3,760 in website upgrades	
TV Display	\$ 646	\$ 1,055	\$ 409	Estimate	
Google Meet	\$ 386	\$ 1,296	\$ 910	Consistent with 2023	
IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam	\$ 348	\$ 289	\$ (59)	Consistent with 2023 and previous years	
	\$ 1,980	\$ 8,200	\$ 6,220		
Forest Health/Wildfire Mitigation					
Forest Health/Wildfire Mitigation					
Equipment Rental and Contractors: Landpride LLC - Oak Park Mitigation	\$ 10,000			A total of 25 miles of roads are to be mitigated with 8 miles of that requiring equipment rental and contractor support at \$8,600 per mile	
Equipment Rental and Contractors Subtotal	\$ 10,000	\$ 68,000	\$ 58,000		
Mitigation Supplies	\$ -	\$ 3,921	\$ 3,921	Chipper supplies at \$951, Fuel and other misc. supplies at \$2,970	
	\$ 10,000	\$ 71,921	\$ 61,921		
Weed Control					
Weed Chemicals	\$ 2,507	\$ 2,500	\$ (7)	Estimated expansion of locust spraying	
Total Forest Health/Wildfire Mitigation	\$ 12,507	\$ 74,421	\$ 61,914		
Administration:					
Lien Fees					
Las Animas County Clerk	\$ -	\$ 275	\$ 275	Consistent with 2023 and previous years	
Post Office Expense					
Stamps and annual meeting mailing	\$ -	\$ 700	\$ 700	Consistent with 2023 and previous years	
Mileage Expense					

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 05-17-24					
		Actuals Through 04- 30-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
	Mileage	\$ 984	\$ 350	\$ (634)	Higher than budget due to travel associated with active litigation
	Bridge Inspection	\$ -	\$ 10,000	\$ 10,000	Place holder if needed for compliance with agreement with railroad
	Credit Card Fees				
	Service Charge	\$ 3,062	\$ 5,000	\$ 1,938	Consistent with 2023 actuals
	Income Taxes	\$ -	\$ -	\$ -	Expected to be zero for 2024
	Accounting				
	Abby Tamburelli - Bookkeeping Fees	\$ 2,772	\$ 8,316	\$ 5,544	
	Dixon, Waller, and CO. - Audit Fees	\$ -	\$ 2,500	\$ 2,500	Higher rate due to increased government regulations and insurance costs
	Tax Return Filing	\$ -	\$ 500	\$ 500	Same as 2023 budget
	Discretionary Bookkeeper Bonus	\$ -	\$ 750	\$ 750	Same as 2023 budget
		\$ 2,772	\$ 12,066	\$ 9,294	
	Supplies				
	Ink, Checks, envelopes, stamps	\$ 895	\$ 2,000	\$ 1,105	Consistent with 2023 and previous years
	Insurance - Other				
	Insurance Policies	\$ 352	\$ 15,000	\$ 14,648	5% above 2023 actual rates
	Legal Fees/Other				
	Legal Fees	\$ 1,003	\$ 5,000	\$ 3,997	Estimate
	Property Taxes				
	Las Animas County Treasurer	\$ 517	\$ 550	\$ 33	Consistent with 2023 and previous years
	Total Administration	\$ 9,585	\$ 50,941	\$ 41,356	
	Common Area:				
	Road/Bridge/Culvert				
	Heath Andreatta Excavation LLC	\$ 15,820	\$ 125,000	\$ 109,180	5% above 2023 actual rates
	Leone Sand and Gravel	\$ 21,825	\$ 172,200	\$ 150,375	12,000 tons at \$10/ton (up from \$9.25 in 2023) (\$120,000) plus 522 loads delivery fees at \$100 per load (up from \$75 in 2023) (\$52,200)
	Other Expenses - Culverts, etc.	\$ 186	\$ 5,000	\$ 4,814	Same as 2023 budget
	Discretionary Equipment Operator Bonus	\$ -	\$ 750	\$ 750	Same as 2023
		\$ 37,831	\$ 302,950	\$ 265,119	
	Snow Removal				
	Heath Andreatta Excavation LLC	\$ 15,600	\$ 30,000	\$ 14,400	Estimate - this is dependent on actual work needed based on snowfall
	Building/Equipment/Signs - Other				
	Other Items - Guard Shack Camera, Computer and Software	\$ 1,565	\$ 5,000	\$ 3,435	Estimate - Place holder
		\$ 1,565	\$ 5,000	\$ 3,435	
	Trash Disposal				
	Twin Enviro Services	\$ 6,480	\$ 20,500	\$ 14,020	5% above 2023 actual rates
	Conservancy Lease				
	Annual Lease Fee	\$ -	\$ 730	\$ 730	Same as 2023 actual
	Phone/Utilities				
	Al's Gas Service	\$ 2,245	\$ 4,000	\$ 1,755	5% above 2023 actual rates
	Mobile Email and Guard Shack Starlink	\$ 740	\$ 1,400	\$ 660	Same as 2023
	San Isabel Electric	\$ 1,772	\$ 4,300	\$ 2,528	5% above 2023 actual rates
		\$ 4,757	\$ 9,700	\$ 4,943	
	Total Common Area	\$ 66,233	\$ 368,880	\$ 302,647	

