

**POA Regular Board Meeting
February 4, 2023; 9:00 am at the MOC**

Directors Present:

Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Carlin Craig, Ken Dixon, Deb Johnson, Bill Latham, Bill Nielsen

Guests signed in: Ernie Parker, Sharon Sorenson, Claudia Henning, Jerry Peters, Ryan Cavazos, Gene and Elsie Jurajda, Dean and Karen Hobbs, Jerry and Dorothy Kirkwood, Ann Scott, Patty Thomas, Joe Richards, Tim Storey, Scott and Darla Tollefson, Nanci Dixon
There were 4 virtual attendees.

Call to Order: 9:00 am

Proof of Notice: On SFTR calendar since October; reminder posted also

Roll Call/Determination of Quorum: All present; Quorum achieved

Approval of December 3, 2022 Meeting Minutes: Approved without changes

Committee Reports:

A) Communication (Deb Johnson, chair)

The 6th Ranch Ramblings was sent out 1/16/2023. Input is requested for future newsletter content...The Committee has heard persons concerns regarding the website, and as a result they are in the process of modifying and reorganizing the SFTR website, making it easier to navigate...They also have seen and heard comments about offering a private social media tool. The recent survey resulted in the strongest preference from property owners being a private Facebook page. Look for this to be launched this spring...The committee is in need for additional members - if you are interested, send an email to comcmte@santafetrailranch.com.

B) Government Documents Review (Bill Nielsen, chair)

The Committee will meet after today's Board Meeting. They are currently reviewing bylaws, which need revised and updated since our Bylaws were written 32 years ago. February 18th at 10am at the MOC, Bill will be holding a planning session for ideas and content for having a future Owners Education Program.

C) Roads (Carlin Craig, chair)

Several water repairs were fixed on Alpine Meadows, Lodgepole, Elk Park, Old Mission, and Timber Ridge, requiring road repairs afterwards. Weather permitting, blade work was done to eliminate washboarding on the primary roads. Snow removal was the priority the last week in January. The large snowfall came on a weekend our usual plower, Tom Berry, was out of town, so it was done a day later than usual by another crew member. If your road was missed during snow removal, contact Carlin at cnrcraig@aol.com and they will get to it as soon as possible.

D) Covenants (Rick Kinder, chair)

There have been two complaints received in recent months. One pertains to the equipment on lower Cottonwood Canyon. Since that is equipment used for our road system, and not an individual owner, the complaint was discussed among the board and with the complainant and dismissed. The second complaint concerns an owner that is in violation of 4 different covenants. He has expressed interest in meeting with the board to discuss these violations.

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

The Ranch has been preapproved for a \$75,000 Grant through the CO State Forest Service. This grant requires matching funding through monetary payment or in-kind work from our ranch. Since the fuel break on the SW corner of the ranch bordering Vermejo is included in the work to be done, Vermejo will be contributing \$10,000 of in-kind work. Therefore our SFTR needs to contribute \$65,000 in-kind (or monetary if we do not do enough in-kind). This was discussed during the meeting to clarify that it does not have to be done only on the SW area of the ranch; it can be on your own property. You would need to have before and after photos of work done, the hours, equipment used, fuel, milage, etc. A subcommittee plans to have an area on the website for owners to track what they have done and submit it at their convenience; that way the in-kind work can be monitored as it happens. The earliest the work can be done will be March 13, 2023. It has to be completed by March 31, 2027 to be counted.

F) Finance (Mark Thomas, chair)

Several Budgetary sheets were available for review by the board and the attendees, including the end of the year P&L and the Dec. P&L comparison to the budget. The 2023 Budget summary and the rollover from 2022 to 2023 were reviewed during the meeting and explained. These items are attached to these meeting minutes...It was pointed out that the FHWMC had a carryover allocation for work not done last year but expected to be needed this year. Liens will be tightened up this next year for the good of the ranch, as it is a negative budgetary issue.

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

The Cottonwood dumpster that is in disrepair has been brought to Twin Enviro's attention without results at this point. Owner Rodney McAnear said he will see if he might be able to work on it. Topar has been given a couple bin lids from the Gallinas dumpsters to refit them with smaller, easier access as an option for trash. If these work well then all dumpsters may be refitted with this option. The larger size openings we have now will not be affected.

Weed Control will be a priority this spring and a WeedOut Program is scheduled for April 22. Watch the website for further information.

The AED/First Aid/Bleed kit is now attached to the outside of the MOC by the front door. It is kept unlocked for emergency access. There will be a CPR/First Aid/AED class held at the MOC on April 29. You must sign up ahead for this class. Information is posted on the notifications on the website. There are also monthly CPR classes held in Raton, which persons can check into...The Committee is hoping to get more AED and first aid kits for different areas of the ranch, and in particular for the Mitigation Crew.

H) Grazing (Carol Smith, member - Marty Pachelli, chair)

The committee met Feb 2, 2023. We did not have cattle grazing on the ranch last year due to the overgrazing for several years prior. The basis for this decision is outlined in the Grazing Committee Meeting Minutes from January 25, 2022, and can be found on the website... We discussed whether the ranch should continue to rest and recover for one more year. It was agreed to abide by the Natural Resources Officer's report from Dec 2021, and not bring cattle to the ranch for the 2023 season...While proper mitigation work such as thinning, mowing, mulching and weed control are key in maintaining the health and aesthetics of our property, the committee recognizes cattle can also contribute to reduce fine fuel overgrowth...the committee plans to meet again this late summer, but will likely recommend to the Board to lease cattle again in 2024. We plan to have a contract written with strict guidelines as far as the number of cattle and duration. The next meeting will be announced on the website once set.

There was no further new business, nor further questions or comments from the floor.

All non Board members were asked to leave the meeting room as the POA Board went into executive session.

Executive session began at 9:45 am and the session ended at 10:15 am.

POA Board meeting adjourned at 10:15 am.

Next meeting will be April 8, 2023 at 9:00 am at the MOC.

**Santa Fe Trail Ranch POA
2023 Budget Summary
Updated 01-24-23**

	Annual Budget
General Income:	
Carryover Reserve for Roads	\$ 148,070
Carryover Reserve for Forest Health and Mitigation	\$ 15,420
Reserve for Future Projects	\$ (99,737)
Annual Dues	\$ 403,623
Less: Reserve for Bad Debts/Change in Accounts Receivables	\$ (7,500)
Total General Income	\$ 459,876
Other Income:	
Covenant Violations	\$ 500
Processing Fees/Credit Card Processing Fees	\$ 5,400
Grazing Lease	\$ -
Interest Income	1,400
Finance Charges	\$ 2,000
Lien Fees	\$ 300
Total Other Income	\$ 9,600
Total Income/Cash Available	\$ 469,476
General Expenses:	
Committees:	
Communications	\$ 8,048
Forest Health/Wildfire Mitigation	\$ 27,300
Total Committees	\$ 35,348
Administration:	
Lien Fees	\$ 250
Post Office	200
Mileage	1,000
Bridge Inspection	10,000
Credit Card Fees	5,900
Income Taxes	300
Accounting Services	10,420
Supplies	3,000
Insurance	7,500
Legal	15,000
Property Taxes	550
Total Administration	\$ 54,120
Common Area:	
Road Work/Bridge/Culverts	\$ 317,250
Snow Removal	\$ 30,000
Building/Equipment/Signs	5,500
Trash Removal	\$ 18,000
Conservancy Lease	658
Utilities	\$ 8,600
Total Common Area	\$ 380,008
Total General Expenses	\$ 469,476
Net	\$ -

Santa Fe Trail Ranch POA		
Rollover from 2022 to 2023		
	2022 Revenue Activity:	
	Carryover from 2021	\$ 168,805
	2022 Dues	\$ 376,896
	2022 Other Income	\$ 9,513
	Available for 2022 Expenses	\$ 555,214
	2022 Expenses:	
	Communications Committee	\$ 4,558
	Forest Health/Wildfire Mitigation Committee	\$ 3,900
	Adminstration Expenses	\$ 45,294
	Road Work/Bridge/Culverts	\$ 252,326
	Snow Removal	\$ 8,910
	Building/Equipment/Signs	\$ 5,497
	Trash Removal	\$ 16,660
	Conservancy Lease	\$ 658
	Utilities	\$ 7,642
		\$ 345,445
	2022 Fixed Asset Additions:	
	DR Brush Cutter	\$ 5,680
	Total 2022 Expenditures	\$ 351,125
	Carryover to 2023	\$ 204,089
	Adjustments to carryover:	
	Bad Debt Reserve	\$ (15,000)
	12-31-22 Accounts Payable to be paid in 2023	\$ (25,599)
	Net Carryover to 2023	\$ 163,490
	Carryover Allocation in 2023:	
	Forest Health/Wildfire Mitigation Committee	\$ 15,420
	Road Work/Bridge/Culverts	\$ 148,070
		\$ 163,490