

Santa Fe Trail Ranch POA
MINUTES OF THE SPECIAL BOARD MEETING
November 20, 1999
Trinidad State Junior College

Board Members present:

Jim Davis
Michael Hughes
David Hulstine
Dennis Manifold
Paul Miner
Will Potter
Carol Rawle
Neil Sexton
Bill Wenstrom

Board Members Absent:

None

Guests:

Bill Quigley
Cris Quigley
Vaughn & Joanne Roundy
Tom Stephens
Gene & Sue Downs
Rick & Carolyn Johnson
Michelle Minion
Stan & Peggy Obrey

AGENDA

- I. CALL TO ORDER
- II. INTRODUCTION AND ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. ELECTION OF OFFICERS
- V. ELECTION OF COMMITTEE CHAIRPERSONS
- VI. DATE OF NEXT MEETING
- VII. ADJOURNMENT

CALL TO ORDER: The Board Meeting was brought to order at 8:00 am

INTRODUCTION, ROLL CALL, DETERMINATION OF QUORUM: Bill Quigley verified that notice was posted 15 days in advance of the meeting date. It was determined that there were enough members present to constitute a quorum. Jim explained that due to a recount of the ballots for board members, Bill Wenstrom was elected to the Board rather than David Hulstine. He noted that the process for counting ballots in the future will be changed to eliminate much of the confusion and subsequent errors. Will moved that the previous action of the board, to replace the Board vacancy created by Jim Cannon's resignation with the next highest vote recipient (David Hulstine), be reaffirmed. Neil Sexton seconded, it passed.

ELECTION OF OFFICERS: Jim Davis moved to reaffirm the action of the Board at the previous meeting regarding election of officers. David Hulstine seconded and it was passed unanimously. That previous action was as follows:

1. Will Potter moved that **Jim Davis be elected as President**. Dennis Manifold seconded. It was passed unanimously.
2. Dennis Manifold moved that **Will Potter be elected as Vice President**. David Hulstine seconded. It was passed unanimously.
3. Jim Davis moved that **David Hulstine be elected as 2nd Vice President**. Will Potter seconded. It passed unanimously.
4. Will Potter moved that Paul Miner be nominated for Treasurer, David Hulstine seconded. It was voted that **Paul Miner be elected as Treasurer**.
5. Carol Rawle moved that **Bill Wenstrom be elected as Assistant Treasurer**. Dennis Manifold seconded. It passed unanimously.
6. Jim Davis moved that **Cris Quigley be elected as Secretary**. Dennis Manifold seconded. It passed unanimously.
7. Will Potter moved that **Carol Rawle be elected as Assistant Secretary**. Jim Davis seconded. It passed unanimously.

ELECTION OF COMMITTEES: Jim Davis moved that the board reaffirm the actions of the Board at the previous meeting regarding the election of committee heads. David Hulstine seconded and it was passed unanimously.

Jim moved that **Will Potter be chairperson of the Covenant Committee**. Dennis Manifold seconded and it passed unanimously. The previous action taken by the Board was as follows:

1. Jim Davis moved that Michael Hughes be chairperson of the Utilities Committee. David Hulstine seconded. It passed.
2. Jim Davis moved that Dennis Manifold be chairperson of the Emergency Services Committee. David Hulstine seconded. It passed.
3. Will Potter moved that **David Hulstine be chairperson of the Road Committee**. Dennis Manifold seconded. It passed with abstention by Carol Rawle and Michael Hughes.
4. Jim Davis moved that the **entire Board comprise the Budget Committee**. David Hulstine seconded. It passed.
5. Jim Davis moved that **Paul Miner be chairperson of the Budget Committee**. David Hulstine seconded. It passed.
6. Dennis Manifold moved that **Carol Rawle be chairperson of the Communication Committee**. Will Potter seconded. It passed.
7. Jim Davis moved that **Carol Rawle and Dennis Manifold serve as Co-Chairpersons of the Conservancy Committee**. Will Potter seconded. It passed.

1. Jim Davis moved that Michael Hughes be chairperson of the Utilities Committee. David Hulstine seconded. It passed.
2. Jim Davis moved that Dennis Manifold be chairperson of the Emergency Services Committee. David Hulstine seconded. It passed.
3. Will Potter moved that **David Hulstine be chairperson of the Road Committee**. Dennis Manifold seconded. It passed with abstention by Carol Rawle and Michael Hughes.
4. Jim Davis moved that the **entire Board comprise the Budget Committee**. David Hulstine seconded. It passed.
5. Jim Davis moved that **Paul Miner be chairperson of the Budget Committee**. David Hulstine seconded. It passed.
6. Dennis Manifold moved that **Carol Rawle be chairperson of the Communication Committee**. Will Potter seconded. It passed.
7. Jim Davis moved that **Carol Rawle and Dennis Manifold serve as Co-Chairpersons of the Conservancy Committee**. Will Potter seconded. It passed.

DATE OF NEXT MEETING: next meeting, which will be a budget meeting, is scheduled for December 18th, at 109 W. Main Street, Century Small Business Office, at 7:30 am.

ADJOURNMENT: At 9:15 am Bill Wenstrom moved that the meeting be adjourned. David Hulstine seconded, it passed unanimously.

Santa Fe Trail Ranch POA
MINUTES OF THE BUDGET MEETING
 November 20, 1999
 Trinidad State Junior College

Board Members present:

Jim Davis
 Michael Hughes
 David Hulstine
 Dennis Manifold
 Paul Miner
 Will Potter
 Carol Rawle
 Neil Sexton
 Bill Wenstrom

Board Members Absent:

None

Guests:

Bill Quigley
 Cris Quigley
 Vaughn & Joanne Roundy
 Tom Stephens
 Gene & Sue Downs
 Rick & Carolyn Johnson
 Michelle Minion
 Stan & Peggy Obrey

CALL TO ORDER: Paul Miner called the budget meeting to order at 9:15 am

1. The committee reviewed the 1999 budget, focusing on the road maintenance and emergency repair expense allocations. The budget committee voted to recommend that the Board authorize funding from the \$50,000 reserve fund to cover the \$22,000 of road repair expenses incurred by the major storm damage this year. Bill Wenstrom suggested that the transfer of funds not take place until the end of the year when it can be determined the actual shortfall. Any budgeted funds not spent in 1999 will be used to replenish the reserve fund.
2. The committee agreed to move the utilities expenses from Emergency Services to Common Area.
3. The committee discussed how to collect the \$4,000 of unpaid dues and power/water loans. Cris will contact Baldwin's office to determine if they can help by beginning foreclosure procedures on any property owner that is also delinquent in their mortgage payments. Paul will be available to do any research on the possibility of the POA beginning foreclosure procedures on the most seriously overdue accounts.

The meeting was adjourned at 10:00 am.