

Santa Fe Trail Ranch POA
BOARD MEETING
January 15, 2000
Century Small Business Solutions

Board Members present:

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

Board Members Absent:

Bill Wenstrom

Guests:

Bill Quigley
Eddie Geiske
Vaughn Roundy
Joanne Roundy
Tom Stephens
June Stephens

AGENDA

- I. CALL TO ORDER** .The meeting was called to order at 9:05 am.
- II. PROOF OF NOTICE** .Proof of notice was given by Bill Quigley.
- III. INTRODUCTION AND ROLL CALL** .All Board members were present except Bill Wenstrom.
- IV. DETERMINATION OF QUORUM** .With only one member absent, it was determined that a quorum was present.
- V. APPROVAL OF MINUTES OF PREVIOUS MEETING** .Jim Davis made a motion to accept the minutes of the previous meeting, David Hulstine seconded, no opposition, motion carried.
- VI. OLD BUSINESS**
- A. Committee Reports**
1. Budget/Financial Water - Will Potter made a motion to approve the financials as submitted, Neil Sexton seconded, no opposition, financials stand approved.
 2. Communications - Michael Hughes made a motion to publish a POA directory and other public knowledge (financial info, ranch dues) on the SFTR website, seconded by Jim Davis. No opposition, motion carried.
 3. Road Committee - Report attached.
 4. Utilities - Report attached - Jim Davis made a motion to send Tom Stephens and Michael Hughes to a one-day continuing education seminar regarding management of water projects, seconded by Neil Sexton, no opposition, motion carried.
 5. Covenant Review - Nothing new to report.
 6. Conservancy Management - Nothing new to report.
 7. Combined Emergence Services - Nothing new to report.
 8. Other
- VII. NEW BUSINESS**
1. Mid Year/Fiscal Year - It was determined that the Year End date will stay 12/31.
 2. Discussion on Board approving under correct circumstances that Road budget be allowed to carryover - Will Potter made a motion to split the \$11,200.00 overage as follows: \$7,000 to Road budget, \$3,000 to Emergency Services and \$1,200 to Storage Building, seconded by Michael Hughes. Opposed by Paul Miner and David Hulstine.
 3. Motion passed by majority vote.
 4. Document Modifications - Will Potter and the Covenant committee are working on issues and will report on progress.
 5. Pursuit of Delinquent Metro District Bond payments - Jim Davis made a motion for the SFTR POA to perform collection procedures for the Metro District, seconded by Will Potter. No opposition, motion carried.
- VIII. FROM THE FLOOR**
- IX. RATIFICATION OF THE ACTIONS OF THE BOARD** .Tom Stephens made a motion to ratify the actions of the Board, seconded by the Roundy's, no opposition, motion carried.

- X. **DATE OF NEXT MEETING** .The next scheduled Board meeting will be Saturday, April 15 at 9:00 a.m. It was determined that all future Board and Budget meetings will be held at the Century Small Business Solutions office, 109 W. Main Street, due to the significant cost increase to rent a meeting room at the college campus.
- XI. **ADJOURNMENT** .Being no further business to discuss Neil Sexton made a motion to adjourn, seconded by Paul Miner. Meeting was adjourned at 12:06.

SUBSCRIPTION TO THE RANCH REVIEW

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

ENCLOSED IS \$5.00 FOR A ONE YEAR SUBSCRIPTION TO **THE RANCH REVIEW**
MAIL TO SFTR POA RANCH REVIEW P.O. BOX 870 TRINIDAD, CO 81082

Santa Fe Trail Ranch POA

BOARD MEETING

April 15, 2000

TSJC - Sullivan Meeting Room

Board Members present: Board Members Absent: Guests:

- Jim Davis Paul Miner Bill Quigley Gina Raye Will Potter Al Tucker Rick Johnson Bill Wenstrom Vaughn Roundy Carolyn Johnson Carol Rawle Joanne Roundy Gerogi Clark David Hulstine Francie Purswell Wally Sharts Dennis Manifold Tom Stephens Steve Violante Neil Sexton June Stephens Gene Downs Michael Hughes Michelle Minion

AGENDA

- I. CALL TO ORDER .The meeting was called to order at 9:00 a.m.
- II. PROOF OF NOTICE .Bill Quigley gave proof of notice of the meeting.
- III. INTRODUCTION AND ROLL CALL .All Board members were present except Paul Miner.
- IV. DETERMINATION OF QUORUM .It was determined that a quorum was present.
- V. APPROVAL OF MINUTES OF PREVIOUS MEETING **Corrections to the 1/15/00 Board meeting: The previous meeting minutes state that the Roundy's seconded the motion to ratify the actions Of the Board. This is incorrect. The voice on the tape recording of the meeting was misidentified. In addition, there were no remarks in "VII: From the Floor", during which Joanne Roundy inquired as to the status of the Caretaker position. At that meeting Jim Davis explained that the Board made a decision to eliminate the caretaker position. After the corrections had been noted, Will Potter made a motion to approve the minutes of the previous meeting, seconded by Jim Davis. No opposition.**
- VI. OLD BUSINESS
 - A. Committee Reports
 - 1. Budget/Financial .Bill Quigley went over the financial statements. **Dennis Manifold made a motion to approve the financials, Will Potter seconded. No opposition.**
 - 2. Conservancy Management .Gina Raye gave oral report, some good news. A nature conservancy for Gallinas has been found. Meeting first week in May.
 - 3. Combined Emergency Services .Dennis Manifold reported the committee has been meeting on a regular basis. We did have a break-in at the guard shack; a camera, 2 VCR's and a monitor were taken. The security door will be upgraded. Will Potter discussed the Fisher's Peak Fire District and what it means to SFTR. It was stressed that property owners with buildings need to post numbered address (not Lot #) so 911 crews can find them in emergencies. Evacuation cones have been procured. Fire hand tools will be coming in and a training session will be set up. Report attached.
 - 4. Communications .The newsletter is published quarterly. Check out the web site, as new info has been added, Bylaws and Covenants too. Report attached.
 - 5. Covenant Review .Will Potter reported that the committee has had six or seven meetings. An issue being considered is number of dogs running at large on ranch. Getting ready to send out comparison documents so we can see proposed changes. (Will go out to all property owners ultimately). Report attached.
 - 6. Road Committee .David H. reported recent tour with OPEC of problem spots needing correcting on roads. A list compiled by quadrant leaders was given to OPEC. We've been assured by head OPEC guy (who toured ranch with Jim) that OPEC won't leave until roads are all fixed. Spring road grading is about to start, as well as cleaning bar ditches. Committee meets the first Thursday of the month at 135 W. Plum at 6:00. Jim Hughes of JH Excavating has decided not to work for the POA any longer. Bids are being sought to replace him.
 - 7. Utilities .Michael Hughes and Tom Stephens made comments. Report attached.
 - 8. A question was asked about San Isabel having some type of program for full time residents. Jim Davis responded that he believes that refers to the amount of electricity used in your home. Michael Hughes noted that sometimes the billing is different for what time of day your use is registered. Inquiry really should be made directly to San Isabel.

VII. ♦♦♦♦♦♦♦♦♦♦ NEW BUSINESS

1. ♦♦♦♦♦♦♦♦♦♦ Discuss with Road Committee: Road Maintenance & Snow Removal Contract - Looking for another source to maintain the roads. Jim Davis passed out a proposal requested from Collin Quigley who is currently acting as the supervisor for road maintenance for 3 other property associations. Review, discussion and recommendation of this proposal are requested. David H. said he is seeking bids from other contractors, with annual or 2 year renewable contracts to be signed. A suggestion from the audience was made to consider Felix Chavez.

2. ♦♦♦♦♦♦♦♦♦♦ Review 2 Requests from Property Owners for easements to access their properties;

♦♦♦♦♦♦♦♦♦♦ One at C-46 and one utilizing Exit 2, west side of Tunnel - ♦Jim Davis passed out correspondence from Wally Sharts, a property owner contemplating construction on his property, and requesting ability to use POA easement at Exit 2 off 1-25. Much discussion followed. One big concern was whether or not there would be any type of security at proposed entrance. No formal action by the Board - **Jim Davis made a motion to get legal opinion of whether or not the POA is responsible for the easement that crosses G17 and the corner of G18, seconded by Neil Sexton. No opposition, motion carries.**

♦♦♦♦♦♦♦♦♦♦ Other action, get back to Mr. Sharts within one week if possible, and Mr. Nagy, owner of C45, request to enter into C46 to access his building site, referred to attorney for decision.

3. ♦♦♦♦♦♦♦♦♦♦ Bring up Metro District Board Election in May -Two vacancies will be coming up for election. Tom Stephens and John Woods have obtained nomination papers for positions. Notice will be posted in local newspapers and recorded with the LA county clerk and recorder as to the election by affirmation since only 2 people sought nomination.

4. ♦♦♦♦♦♦♦♦♦♦ Discuss action of Delinquent Accounts to Metro District Debt Service Payments - Jim Davis noted that at the last Metro Dist Board meeting, the Metro Dist Board requested that the POA proceed with notification to people who had not been compliant with debt service payment, also requested that Community First Bank notify Bill Quigley's office immediately when payment is past due. There will be legal fees, but they are recoverable. **Carol Rawle made a motion to begin foreclosure on those accounts which have made no payments to Metro District, seconded by Bill Wenstrom. No opposition, motion carries. Will Potter made a motion to begin foreclosure process on all POA dues in excess of 12 months, seconded by David H. No opposition, motion carries.**

VIII. ♦♦♦♦♦♦♦♦♦♦ FROM THE FLOOR Steve Violante commented on the condition the roads are in and have been in. Just one-half inch of rain or one inch of snow can make them extremely dangerous. Expectations have not been met as far as road maintenance. Steve requests a state of emergency for the roads and would like it reported in the budget. Take immediate action. Spend some money to get the job done. Jim Davis responded by saying that prior to Steve arriving at the meeting, there was discussion about the road conditions and how they will be maintained differently than in the past, and the fact that OPEC will take responsibility for the deterioration they have caused. Paul Miner has been working on five-year budget plan. Tom Stephens commented on the test results when road base was not used. Failed. Comment was made to have stronger, clearer language in the Covenants regarding the procedures of collection. Michelle Minion asked about the results of the Task Force. Camera and gate at bridge is basically it. Michelle feels the light at the guard shack should not be on at all times.

IX. ♦♦♦♦♦♦♦♦♦♦ RATIFICATION OF THE ACTIONS OF THE BOARD - Tom Stephens made a motion to ratify the actions of the Board, Francie Purswell seconded.

X. ♦♦♦♦♦♦♦♦♦♦ DATE OF NEXT MEETING - ♦July 15, 2000 8:00a.m. at the TSJC campus.

XI. ♦♦♦♦♦♦♦♦♦♦ ADJOURNMENT - Will Potter made a motion to adjourn, Neil Sexton seconded.

♦♦♦♦♦♦♦♦♦♦ YES, I'D LIKE TO SUBSCRIBE TO THE RANCH REVIEW. ENCLOSED IS \$5.00 FOR ONE YEAR

NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

PHONE _____

E-MAIL _____

EMERGENCY SERVICES COMMITTEE REPORT

THE COMMITTEE HAS MET ONCE A MONTH SINCE THE FIRST OF THE YEAR.

THE COMMITTEE CONSISTS OF 14 PEOPLE OF THE RANCH. THE GROUP HAS REVIEWED THE EMERGENCY PLAN, FIRE DISTRICT, AND PLANS FOR THE FUTURE.

WE HAVE ACQUIRED 18" ORANGE CONES THAT ARE AVAILABLE AT OUR COST. THESE ARE USED IN THE EMERGENCY PLAN.

DICK GOELLEN IS WORKING ON EQUIPMENT FOR THE FIRE DISTRICT AND FIRST-AID SUPPLIES FOR OUR RANCH.

WE ARE PLANNING TO HAVE CLASSES IN FIREFIGHTING (LIGHTNING STRIKES), FIRST-AID.

EDDIE GIESKI IS WORKING ON THE CAMERA SYSTEM FOR THE BRIDGE AND WE ARE STILL UNDER THE OLD SYSTEM AT THIS TIME.

COMMUNICATIONS COMMITTEE REPORT APRIL 2000

We currently have 154 subscribers to the Ranch Review. We have approximately \$1500 in our account, which is separate from the general SFTR POA accounts. From this account we spend \$30 per month on web-site services. Quarterly we draw from this account to publish and mail the newsletter.

Morgan Flygstad is undertaking the project of transcribing past Ranch Review and Bear Facts articles onto computer disc in order to post them on our SFTR web site. She has also organized our subscriber list so we know when to send out renewal notices. Thanks to Morgan, we are now able to print out our own mailing labels, thus relieving the Quigleys of this chore.

Carol

Additions to Comm. Comm. Report

The CC is preparing now to allow the "santafetrailranch.com" web site to be a valuable communications channel for information related to our annual meeting in October. Information regarding meeting times and places, voting issues and more will be posted in the coming months. We are working with other committees to ascertain the viability and legalities of property owners actually voting via the web this October. This would give us a much better chance of hearing from the maximum number of owners. One issue that has come up before is that the majority of voters will approve or disapprove actions, but the overall number of votes is inadequate for the measure to carry. By gathering votes from the great number of concerned, but unable to attend, owners, we create a more democratic voice for the POA. More information on this will be in the July edition of the Ranch Review.

Through the efforts of Michael Hughes and the folks at Nuro.com, the most recent Board meeting minutes as well as by-law and covenant information is now accessible on the web. Soon, you will be able to "opt-in" to the SFTR email list where you will be able to receive group emails regarding important ranch news, especially information related to annual meetings and elections.

Neil

COVENANT COMMITTEE REPORT

Since the beginning of February the Covenant Committee, consisting of Jim Davis, Dick Goellen, Byron Hines, Michael Hughes, Rick Johnson, Denny Manifold, Lazaro Martinez, Michele Minion, Will Potter, Francie Purswell, Tom Stephens, and Walt Wolff has met five times.

The Committee has reviewed the Articles of Incorporation, By Laws, and Covenants. It has tried to simplify and clarify the Covenants and add a few items that appear necessary as more people reside on the Ranch.

As the Committee is completing its work it has discovered a few violations of the current covenants which it is bringing to the attention of the Board so that the property owners can be notified and compliance achieved in a common sense neighborly fashion.

An area of concern is the number of dogs running loose on the Ranch, not under the control of their owners. These dogs pose a potential threat to other property owners and wild life. Dogs running in packs will drive the wild life from the Ranch and thus eliminate one of the major reasons people purchased property here. Dogs that chase wild life, threaten neighbors who are walking, or chase cars and 4 wheelers are a major nuisance and negatively impact the quality of life on the Ranch. There are some amendments to the covenants addressing this problem. Shortly after the April 15 Board Meeting each property owner will receive a document showing each old covenant, the proposed changes, and the reasons for each change. There will be a two-week period for each owner to offer suggestions and criticisms by letter or E-mail. The committee will review all the comments prior to the July Board Meeting. The final changes to be voted upon will be mailed around the middle of August. Property owners will be asked to vote for or against each change. A 60% approval of the individual lots is required to amend a covenant. It is vital that each property owner careful read the proposed changes, give us his or her comments, get questions answered, and commit to voting. This process will contribute to an even stronger and better-informed community of good neighbors.

Will Potter
Chairman, Covenant Committee

April 15, 2000

Utilities Committee Report:

◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆ A Utilities Committee was created at the Annual Board meeting in October of 1999. The intent of this action was to organize a committee of property owners to oversee the water, phone, and power installations. Since SIEA owns and operates the power system and US West owns and operates the phone system, very little oversight of these two systems by the Utilities Committee will be necessary. Installation of the water system is the responsibility of the existing Water Committee and the Metropolitan District. When the water system is completed, it will be owned and operated by the POA. Therefore, oversight of the completed water system is the primary function of the Utilities Committee.

◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆◆ The composition, responsibilities, and activities of the Utilities Committee depend upon the Operation and Maintenance (O&M) Plan that the POA adopts. The choices are between (1) the supervision of an outside contractor hired to operate, monitor and maintain the water system, (2) total operation, monitoring and maintenance of the water system by volunteer property owners, or (3) some workable and financially feasible compromise between the two extremes. In order for the POA to establish the O&M Plan that will be adopted, some idea of what is involved must be known, the legal requirements for operation of a private water system must be adhered to, and choices relating to acceptable performance must be made. Assistance with these decisions is available from the Colorado Rural Water Association. A meeting with the Director of the CRWA, Mr. Herman Wooten, will be held on April 13, 2000.

suggested that a new fluorescent sticker system for autos would show up better at night. Also, the Committee is going to install a phone and it was suggested it be mounted on the outside of the guard shack, placed inside an electrical junction box and limited to local calls. It would discourage public use but still be available to any property owner in case of an emergency. The new equipment will be installed when an acceptable way to make up the shortfall is determined.

COMMUNICATIONS COMMITTEE: (see attached report). Carol Rawle said the committee has a crisis. They are broke and, therefore, she stated that she would "throw herself at the mercy of the Board for additional funds." She noted that lack of money is not the only problem; she has been frustrated by the lack of volunteer help and will not be offended if the Board decides to terminate the publication of the newsletter. Bill Quigley said that normally a POA newsletter is funded by general assessments. Michael Hughes discussed the web site and noted that it isn't working as expected. He stated that someone must spend roughly an hour a day to maintain a web site. Jim Davis suggested that the web site might be premature at this time. He thought that the minutes of the quarterly Board meetings could be more extensive and informative. The Board will consider budgeting funds sometime in the future for the web site and Ranch Review.

Will Potter moved that the POA not fund the publication of a newsletter or the web site. David Hulstine seconded. Paul Miner abstained from the vote; it passed with a majority in favor.

COVENANT COMMITTEE: (see attached report) Will noted that forms need to be mailed in order to solicit nominations for the Board positions that will become open in October. The nomination form is included with these minutes. Each proposed change in the covenants would be put up for a separate vote and sent out with annual meeting package.

ROAD COMMITTEE: (see attached report) David Hulstine reviewed his report as presented. Jim Davis noted that one of the bills presented by the road contractor were a surprise. Although cost of the work was less than projected at \$31,000, he didn't realize that the initial work (costing \$20,000) would be so much. David Hulstine stated that no one was certain of the cost of resurfacing Fisher's Peak Parkway from Cottonwood to Gallinas with road base. This section was selected because of heavy traffic and numerous potholes. Now that it has been done we know the future cost of this application will be around \$20,000.00 per mile. David complimented the commitment of the members of the Road Committee. Jim Davis asked the Board to review the draft road maintenance contract and he will ask them next week for comments in writing. Once it is finished, it will be mailed out by Century Small Business Solutions. David promised that the Committee would not be in danger of going over budget. Any roads scheduled for re-surfacing this year that were not done because of budget shortfalls, would be first on the list for next year.

UTILITY COMMITTEE: (see attached report) Michael Hughes reviewed the report as presented. Jim Davis stated that the Committee met with the contractors. The contractor that installed the pumps will come back and fix the problems. It was noted that, as yet, there has not been a date set for turning on the system.

EXIT #2 STATUS: The issue concerns an alternate access to the Ranch through G-17. A property owner felt that the access is a road easement and, therefore, the POA must maintain it. Jim Davis stated that this is a utility easement, and in such a case the POA is not obligated to maintain it. Wally Sharts asked if the Board had made the decision regarding cleaning up this access. Jim Davis replied that if it were a road easement, they would. It was finally decided that Mr. Sharts would have his attorney contact the POA attorney to determine the status of the land in question.

OLD BUSINESS:

1. It was suggested by a property owner that since the time Michelle Minion left as secretary of the Board it has become apparent that there is a need for expanded minutes.
2. It was suggested that the Emergency Services Committee present the contractor with a counter offer for the new camera equipment for security at the front gate due to budget constraints.
3. It was suggested that a separate sub-committee address the exits #2 and #8.
4. It was determined that no action on Mr. Nagy's request for an easement across Lot C46 was necessary at this time since it involves property belonging to Mr. Baldwin.

NEW BUSINESS:

1. Assessments will be discussed at the August Budget meeting.
2. Will Potter asked that the Board donate \$1,000 towards a pumper truck for the Fisher's Peak Fire Protection District. The board decided to donate funds individually.
3. The board discussed the feasibility of funding the newsletter and web site and decided that the budget would go into deficit spending if this were done. It was decided to discontinue the newsletter and web site. (See Carol's letter in this mailing).

FROM THE FLOOR: The issue of voting was discussed.

RATIFICATION OF THE ACTIONS OF THE BOARD: No attendee other than the Board Members was willing to ratify the actions of the Board. The actions of the Board are not ratified.

DATE OF THE NEXT MEETING: The next scheduled meeting will be the Annual Board Meeting on Saturday, October 14, 2000. It will be held at the TJSC Massari Auditorium at 9:00 am.

ADJOURNMENT: **It was moved, seconded and passed to adjourn the Board meeting at 12:40 pm.**

BUDGET COMMITTEE REPORT: (Paul Miner)

The Budget Committee membership consists of the POA Board of Directors and meets monthly to review the financial results and to approve expenditures. In June the Budget Committee reviewed the May year to date financials results. At this time we are within the budget in all areas for 2000. The committee estimates that we will be within the budgeted income and expenditure levels for the entire year. During the first six months of this year the Committee has been preparing a five-year plan to be presented to the POA members at the annual meeting in September. The purpose of this five-year plan is to identify key expenditures for the next five years and to provide POA members additional information on the future plans of their POA Board of Directors.

Questions regarding the Budget Committee can be directed to Paul Minter at (719) 846-1536 or (817) 571-4869.

GALLINAS CONSERVANCY COMMITTEE QUARTERLY REPORT: (Carol Rawle)

On June 20th the Committee met with Kevin Meyer and Jim Davis to discuss terms for the Greenlands Reserve accepting the donation of the Gallinas properties Lots J-6 through J-10, Unit 12, to be managed by the SFTR POA.

Two options were presented to the POA, both of which require us to lease the Gallinas Canyon property for a yearly sum. Included in both options was a 4% annual escalation. The first option called for an annual lease payment of \$1,850 with a proposed acceptance fee of \$5,250 to be paid by the current owners of the Gallinas property. The other option called for a smaller annual lease payment of

\$800 but the current owners would have to pay a much larger acceptance fee of \$14,700. Kevin Meyer indicated that the current owners were leaning toward the former option.

◆◆◆◆◆ Jim Davis will be discussing the matter further with Howard L. Hallmon Jr., President of the Greenlands Reserve, to iron out the fine points of the agreement and hopefully to talk him out of such a high payment which would necessitate yearly POA dues increases.

◆◆◆◆◆ It is hoped that an agreement can be reached and that the matter can be voted on by the Board at the July Board meeting.

COMMUNICATIONS COMMITTEE REPORT: (Carol Rawle)

◆◆◆◆◆ At the last Board meeting in April the communications committee erroneously reported that it had \$1,500 in its account. That number represented the entire amount of revenue at that time from newsletter and web site subscriptions as well as donations. In fact, the communications committee was quickly depleting its account due to incurred expenses to develop the SFTR web site.

Between July 1999 and November 1999, \$568.75 went to Data Mine Corp to develop the web site. After that, Nuro Tec Consulting took over the web site and from December 1999 to the present, we've spent \$295 to maintain the web site. We've spent \$1,171.76 from November 1998 to the present producing seven edition of the Ranch Review, two editions going out to the entire membership. We have about 150 subscribers to the newsletter and only a fraction of that amount also subscribe to the web site. Renewals are dwindling in at such a snail's pace that we have run out of operating revenue.

◆◆◆◆◆ For this reason, at the June Budget meeting, the communications committee asked the Board to consider adopting the Committee's operating expenses as part of the general SFTR POA budget. The alternative would be to cancel the web site or the newsletter or both, since we've run out of money. In fact, after paying for the last three months of the web site services, we find ourselves with no money to put out the July newsletter.

◆◆◆◆◆ The board promised to take action on this request at the July board meeting.

ROAD COMMITTEE REPORT: (David Hulstine)

Dear Neighbors and Friends:

◆◆◆◆◆ Since our last quarterly Board meeting, our road contraction gave 30 days notice, and the Road Committee began the process of obtaining a new contractor. This consisted of running an ad in the local paper, calling back interested contractors, and giving specific details and requirements necessary for our Ranch roads.

◆◆◆◆◆ We conducted interviews with three contractors. We felt the three contractors interviewed were competent, carried the proper insurance, and were more than willing and capable to handle our Ranch. However, availability, response time for snow plowing, and price were also factors in our decision.

◆◆◆◆◆ Febrbarro, although close to the Ranch, was quite a bit more across-the-board than the others and we felt we couldn't afford him. Castillo's prices were right, yet we felt we would have been behind his oil company contract.

◆◆◆◆◆ Ciarlo gave us firm numbers on road grading and negotiated with us on grader pricing from \$90.00 per hour to \$70 on the 1991 grader and \$75 on the 2000 grader for snow removal. He also assured us we would be first on his list of ranches to plow, would start on the north and south end simultaneously and work until complete, replacing operators in shifts. (The only other ranch he plows is Cuchara Ski Resort and he keeps a loader on site for it.) He also guaranteed us a one-to-two hour response time. His pricing for our semi-annual road grading is \$258.75 per mile (That is a \$41.25 per mile savings) All required insurance is in place, current and on file at Quigley's office.

◆◆◆◆◆ After interviewing the above mentioned contractors, subsequent phone conversations with them, and numerous follow-up meetings, the Road Committee's recommendation to the Board was Ciarlo Excavating (pronounced Charlo). We also recommended a two or three year contract to lock in the current prices. The Board of Directors was phone polled by the President (Jim Davis) and agreed with the Road Committee's recommendation. All information has been sent to the attorney for review and a contract is in process.

◆◆◆◆◆ We have also obtained a new weed sprayer (Yates Pest Control). Our new person is saving us substantially over our previous sprayer and has done a great job on killing the various noxious weeds. Our current bill was \$1,593.58. The Conservancy area cost \$515.24 and was paid by Kevin Myer of LPI this time. However, we will be responsible for paying it from here on out. Currently, we have been spraying only once per year, however, according to Mr. Yates and Ken Lutz (US Department of Agriculture), we should be spraying twice per year, as that is the growth pattern on the noxious weeds we encounter on the Ranch. So, even after we add the Conservancy and spray twice per year we should be under budget approximately \$4,297.60. Please keep in mind these numbers are estimates based on our current weed spraying and may fluctuate some, up or down, depending on weed growth. Your quadrant leaders have checked the quadrants and feel Mr. Yates did a thorough job. If anyone needs their weeds sprayed to keep within Las Animas County's regulations, please call Bill Yates at 179 829-4394. Please call him for personal use only, if you have any questions or sightings of weeds on common areas, please contact your quadrant leader.

◆◆◆◆◆ We have replaced and/or repaired approximately two and one-third miles of fence on the south end of the Ranch between SFTR and Vermejo Park Ranch. Vermejo Park Ranch has agreed to split the costs with us. The lease money we receive from Alan Walters (our cattle rancher) goes into fencing to keep the cattle in, to keep our property designated agricultural, keeping property taxes levied as agricultural instead of residential. Grazing cattle also keeps the fire hazards down on our Ranch. As our new lease was due to expire, we negotiated an increase with our cattle rancher from \$5,000 to \$6,500 per year for a five-year period. We may be slightly over-budget in this one line item as we had a balance of \$3,000 due Berg Ranch for fencing on the south border between us. If we are over, it will be approximately \$600 to \$800 in this one line item only.

◆◆◆◆◆ Our spring road grading is nearing completion. The Committee feels our new contractor has done a good job. There were a few bar ditch concerns on quadrant four and these have been turned over to our grading contractor (Matt Ciarlo) for his attention. He has assured us these will be taken care of.

◆◆◆◆◆ There are several culverts on the Ranch that have ends crushed or damaged and are in need of repair. Ciarlo has been given the list. There are also a few that are plugged and the Fisher's Peak Volunteer Fire Department has agreed to let us try to blow them out with water to save the cost of digging them up and replacing them.

◆◆◆◆◆ Now that OPEC is done, our road-surfacing program has begun. We have approximately ten miles of road slated for surfacing (approximately 1.6 miles are completed). To date, Fishers Peak Parkway has been surfaced and has a minimum 3" to 4" compacted road base 20 feet wide from Gallinas to Cottonwood. The Road Committee felt it necessary to road base this stretch of road, as it was full of huge potholes and rocks and gravel would only spread and disappear. An additional consideration is that these are the two most traveled roads on the Ranch.

◆◆◆◆◆ The roads that have had gravel put down on them, and where it works well, are the clay and mud roads. We put it down ten feet wide (the width of a dump truck) and 1" to 2" thick (one layer the size of the gravel). This has helped immensely on these roads. The roads we have scheduled for gravel this year are as follows:

1. ◆◆◆◆◆ Timber Park Drive - 1.5 miles from Rainbow Springs Drive to Squirrel Lane
2. ◆◆◆◆◆ Timer Park Drive - 0.6 miles from Rainbow Springs Drive to Alpine Meadows
3. ◆◆◆◆◆ Squirrel Lane- 0.5 miles wet from Timber Park Drive
4. ◆◆◆◆◆ Fisher Peak Parkway - 0.9 miles from Bridge to Gallinas Parkway (already done w/ road base)
5. ◆◆◆◆◆ Fisher Peak Parkway - 0.7 miles from Cottonwood Canyon Drive to Bridge (already done w/ road base)
6. ◆◆◆◆◆ Oak Park Drive - 0.5 miles between Elk Park Road and Ponderosa Ridge
7. ◆◆◆◆◆ N. end of Old Mission Ridge West - 2.0 miles
8. ◆◆◆◆◆ Turkey Creek Lane - 0.5 miles from the B48/B49 lot line west to the red ash

- 9. Tin Cup Trace - 0.1 miles, Intersection with Alpine Meadows Drive
- 10. Gallinas Parkway - 1.5 miles from Fisher Peak Parkway to Old Mission Ridge
- 11. Cotton Canyon - ? Additional gravel as needed in muddy areas
- 12. Owen Baldwin Parkway - ? Additional gravel as needed in muddy areas

Again, these roads are slated for this year. However, this Road Committee is committed to staying within its allotted budget, as it has done since the Blame Ferguson fiasco over three years ago. And while staying within our budget, any roads that don't get completed this year will be at the top of the list for next year's surfacing program. To date we have invoices for \$20,359.99 worth of road surfacing. At present we are within our budget for road surfacing and will ask for Board approval to use savings in other line items for surfacing.

This is your Road Committee:

- David Hulstine, Chairman 846-3500
- Will Potter (quad 3) 846-9508
- Denny Manifold, co-chairman 846-6635
- Vaughn Roundy (quad 4) 846-2234
- Tom Stephens (quad 1) 846-8111
- June Stephens 846-8111
- Michael Hughes (quad 2) 846-4080
- Bill Bumstead 845-8269

UTILITIES COMMITTEE REPORT: (Michael Hughes)

The phone system was recently purchased from the Metropolitan District by US West according to the "buy-back" agreement. In the last month, US West has completed most of the orders for phone service on the Ranch.

The last Utilities Committee report mistakenly reported that the water system is owned and operated by the POA. Since the Metropolitan District raised the funds to pay for the installation of the water system and hired the contractors to install it, the water system is owned by the Metropolitan District. To date, no arrangements have been made for the transfer of ownership of the water system to the POA.

Several projects still need to be accomplished by the Metropolitan District contractors before the water system will be ready for use by the POA. The pumping system needs to be repaired and slightly modified in order to function automatically. The piping system has several leaks which are indicated by water volume loss from the tanks and pressure loss experiments. These leaks cannot be detected by surface observation or by acoustical testing. A Colorado Rural Water Association technician has concluded that the leakage is probably the result of many small, undetectable leaks as opposed to one large leak. Once the pumping system is functional and the leaks have been repaired, the system needs to be sanitized. The Colorado Rural Water Association also believes that some chlorination capability within the system needs to be installed.

The last Utilities Committee report outlined some of the activities that are included in the water system operation, monitoring and maintenance. Since no Operation and Maintenance Manual for the water system exists as yet, the cost to operate and maintain the system cannot be accurately projected.

COVENANT COMMITTEE REPORT: (Will Potter)

Since the beginning of February the Covenant Committee, consisting of Jim Davis, Dick Goellen, Byron Hines, Michael Hughes, Rick Johnson, Denny Manifold, Lazaro Martinez, Michele Minion, Will Potter, Francie Purswell, Tom Stephens, and Walt Wolff, has met five times.

The Committee has reviewed the Articles of Incorporation, By Laws, and Covenants. It has tried to simplify and clarify the Covenants and add a few items that appear necessary as more people reside on the Ranch.

As the Committee is completing its work it has discovered a few violations of the current covenants which it is bringing to the attention of the Board so that the property owners can be notified and compliance achieved in a common sense, neighborly fashion.

An area of concern is the number of dogs running loose on the Ranch, not under the control of their owners. These dogs pose a potential threat to other property owners and wild life. Dogs running in packs will drive the wild life from the Ranch and thus eliminate one of the major reasons people purchase property here. Dogs that chase wild life, threaten neighbors who are walking, or chase cars and 4-wheelers are a major nuisance and negatively impact the quality of life on the Ranch. There are some amendments to the covenants addressing this problem.

Shortly after the April 15 Board meeting each property owner will receive a document showing each old covenant, the proposed changes, and the reasons for each change. There will be a two-week period for each owner to offer suggestions and criticisms by letter or E-mail. The Committee will review all the comments prior to the July Board meeting. The final changes to be voted upon will be mailed around the middle of August. Property owners will be asked to vote for or against each change. A 60% approval of the individual lots is required to amend a covenant.

It is vital that each property owner carefully read the proposed changes, gives us his or her comments, get questions answered, and commit to voting. This process will contribute to an even stronger and better-informed community of good neighbors.

Will Potter - Chairman, Covenant Committee

Address: 3215 Owen Baldwin Parkway, Trinidad, CO 81082
Phone: (719) 846-9508 (voice/fax)
E-mail: wbpotter@activematrix.net

PLEASE HELP US TO UPDATE OUR FILES. We are quickly approaching the point where it will be much more cost effective to contact POA members by e-mail. We'd appreciate it if you would take just a minute to fill out this form, fold and drop it in the mail. Thanks.

NAME:

ADDRESS:

CITY, STATE, ZIP:

PHONE:

E-MAIL:

Comments, suggestions, jokes

TO: ♦♦♦♦♦♦♦♦ Ranch Review and Web Site Subscribers

FROM: ♦♦ Carol Rawle

DATE: ♦♦♦ July 31, 2000

It is with deep regret that I must announce that the newsletter and also the web site must be discontinued. The expenses incurred developing the SFTR web site combined with the failure of enough subscribers renewing has resulted in the depletion of operating revenue for the Communications Committee. The SFTR POA Board was not able to fund the continuation of the newsletter and web site out of the POA budget since all money has already been allocated.

In addition to the lack of money, the Committee has also suffered for much of the past two years from a severe lack of volunteers and contributors. While not wishing to whine and complain, I must, however, state that I am completely tired of trying to put together a newsletter with little or no support from my fellow Board Members and the rest of the POA membership. Out of all our property owners only a little over a third were interested enough in ranch affairs to subscribe; One-third of the Board of Directors never bothered to subscribe.

Even if we were to suddenly come into some money, it still would not solve the biggest problem which is the man-power (or woman-power). Michael Hughes has been trying to get an over-view of the problems that have caused the web site not to have been updated in so long. In talking with Paul Zahnle who has been hosting the SFTR web site, it has been determined that it would take a very dedicated volunteer in possession of a high degree of technical expertise at least an hour a day, everyday to keep the web site current.

Both the newsletter and web site require volunteers to gather information, report on Board and Committee meetings and other ranch affairs, and write articles. Perhaps even someone with a digital camera and the ability to take photos at the POA events and get them onto the web site and into the newsletter. We would need a couple of volunteers to do typing, and several to help with the printing and mailing chores. It's a job for a team, not one person.

My gratitude goes out to the few people who have actually contributed articles, to Morgan Flygstad and Sandy Manifold who have helped out with the typing, and to all of the property owners who supported the newsletter and web site with subscriptions and donations.

I feel badly for those folks who have recently re-subscribed and sent in new subscriptions. The Communications Committee's account is completely depleted, however I will refund your money out of my own pocket if you will get in touch with me.

It is my sincere hope that this won't be the end of the web site and the newsletter. Perhaps some of you out there will feel strongly enough about these two communication forums to organize yourselves, raise the necessary funds, and continue these efforts.

Santa Fe Trail Ranch POA
MINUTES OF THE ANNUAL POA MEETING

October 14, 2000

Trinidad State Junior College

Board Members present:

Jim Davis
Michael Hughes
David Hulstine
Dennis Manifold
Paul Miner
Carol Rawle
Bill Wenstrom

Board Members Absent:

Will Potter

Guests:

Bill Quigley
Cris Quigley
Lisa Stigall

AGENDA

Call to Order -

- II. Proof of Notice
- III. Introduction and Roll Call
- IV. Determination of Quorum
- V. Approval of minutes of last meeting
- VI. Ballot Issues:
- VII. Other Business
- VIII. Ratification of the actions of the Board
- IX. Date of Next Meeting
- X. Adjournment

SUMMARY OF ACTION:

CALL TO ORDER: The meeting was called to order by Jim Davis at 9:10 a.m.

PROOF OF NOTICE: Bill Quigley gave proof of 15 days notice of the annual meeting.

ROLL CALL: All Board members were present except for Will Potter. Neil Sexton resigned his position on the board at a previous meeting.

PRESENCE OF QUORUM: Bill verified the presence of the quorum necessary to conduct business. 218 total properties were represented. This is over the required 10% (or 49) of the total 449 Ranch properties.

ACCEPTANCE OF 2000 MINUTES: David Hulstine motioned to accept the minutes as presented. Dennis Manifold seconded the motion. There was no opposition or discussion and the motion was carried.

BALLOT ISSUES: There was not enough ballots received to amend the Covenants. The Board of Directors will be reviewing recent Legislation regarding this issue and may take additional action at a later date.

Introduction of the individuals running for Board vacancies and description of their background was given. Individuals named as proxies were asked to vote the ballots sent in by the property owners which could not be present and requested they vote in their best interest.

BALLOT RESULTS:

BOARD MEMBERS:

William Bumstead 122

Dagney Gahlu	37
Richard Johnson	173
Roberto Jordon	85
Robert Santoro	85
Harriet Vaugeois	160
Monica Violante	51
Robert Walton	137
Kathleen Kelly	3

BYLAWS

Option #1	59
Option #2	145

COVENANTS

for/against

New Language	197/18
Article 1	199/17
2.1	193/24
2.2	200/17
2.3	187/30
2.4	193/24
2.5	196/21
2.6	199/18
Article III	204/13
Article IV	189/28
5.1	194/21
5.2	202/15
5.5	196/21
5.6	197/20
Residences	194/22
5.7	197/20
5.9	202/15

5.10	198/18
5.11	200/17
5.13	202/15
Buildings/Grounds	190/27
Culverts	199/18
Cisterns	204/13
Firearms	187/29
Commercial Activity	180/36
Trash Disposal	200/17
Fires	201/16
Animals	194/22
Exterior Lights	196/21
Article VI	199/18
Article VII	200/17
Article IX	203/15
Article X	200/17
Article XI	195/22

OTHER BUSINESS: - Jim Davis reviewed the responsibilities of each of the committees and solicited volunteers. Jim also advised the property owners that the emergency service, road and conservancy committee members must live in or around the immediate SFTR area.

NEW BUSINESS: Patrick Roehl is the new web master for the SFTR web site.

DISCUSSION: none

DATE OF NEXT MEETING: The next annual meeting of Santa Fe Trail Ranch POA will be held on Saturday, October 20, 2001, at the Massori Auditorium, Trinidad State Junior College.

ADJOURNMENT: David Hulstine moved to adjourn the meeting at 11:25 a.m. Bill Wenstrom seconded the motion. There was no opposition and the motion passed.

Santa Fe Trail Ranch POA
MINUTES OF THE ANNUAL BOARD MEETING

October 14, 2000

Trinidad State Junior College

Board Members present:

Jim Davis
Michael Hughes
Paul Miner
Carol Rawle
Rick Johnson
Bill Bumstead
Robert Walton
Harriett Vaugeois
Bill Wenstrom

Board Members Absent:

Guests:

Bill Quigley
Lisa Stigall
Betty Withington
Michelle Minion
Patrick Roehl

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 11:35 a.m.

INTRODUCTION, ROLL CALL, DETERMINATION OF QUORUM: Board members were introduced and it was determined that there were enough members present to constitute a quorum.

ELECTION OF OFFICERS:

1. Rick Johnson moved the **Jim Davis be elected as President.** Harriet Vaugeois seconded. There was no opposition and the motion passed.
2. Bill Wenstrom moved that **Harriet Vaugeois be elected as Vice President.** Jim Davis seconded. There was no opposition and the motion passed.
3. Paul Miner moved that **Richard Johnson be elected as Vice President.** Bill Wenstrom seconded. There was no opposition and the motion passed.
4. Harriet Vaugeois moved that **Robert Walton, II be elected as Secretary.** Richard Johnson seconded. There was no opposition and the motion passed.
5. Jim Davis moved that, subject to a review of the bylaws, **Cris Quigley be elected as Assistant Secretary.** Richard Johnson seconded. There was no opposition and the motion passed.
6. Carol Rawle moved that **Bill Wenstrom be elected as Treasurer.** Paul Miner seconded. There was no opposition and the motion passed.
7. Harriet Vaugeois moved that **Carol Rawle be elected as Assistant Treasurer.** Bill Wenstrom seconded. There was no opposition and the motion passed.

ELECTION OF COMMITTEES: Jim requested volunteers for committee chairpersons.

1. EMERGENCY SERVICES COMMITTEE: **Rick Johnson volunteered to be chairperson.** Michelle Minion volunteered to serve.
2. COVENANT COMMITTEE: **Jim Davis and Michael Hughes volunteered to be co-chairpersons.** Michelle Minion volunteered to serve.
3. COMMUNICATIONS COMMITTEE: **Carol Rawle volunteered to be chairperson.** Patrick Roehl volunteered to serve.
4. COMMON AREA COMMITTEE (roads): **Bill Bumstead volunteered for chairperson.** Fred Vaugeois, Jim Davis, Michael Hughes, Robert Walton and Dagny Gahlu volunteered to serve.
5. WATER COMMITTEE: **Michael Hughes volunteered to be chairperson.**

Jim Davis motioned to accept the volunteers for the chairpersons of the committees. Bill Wenstrom seconded. There was no opposition and the motion carried.

OTHER - Conformation of the Frost modular home - It was the opinion of the Board of Directors for Santa Fe Trail Ranch the Ms. Frost's structure is in compliance with the covenants of Santa Fe Trail Ranch. Bill Bumstead motioned in approval. Rick Johnson seconded the motion. There was no opposition and the motion was carried.

DATE OF NEXT MEETING: The next meeting, which will be a Budget meeting, is scheduled for 11/18/2000, 7:30 a.m., at Century Small Business Solutions. The 2001 meeting dates are attached. Bill Wenstrom motioned to accept the 2001 meeting dates. Jim Davis seconded the motion. There was no opposition and the motion was carried.

ADJOURNMENT: Bill Wenstrom motioned to adjourn the meeting at 2:15 p.m.

COMMITTEE REPORTS

EMERGENCY SERVICES REPORT: Dennis Manifold

The Committee has received the fire fighting equipment. It has been distributed to the volunteers involved with the Fisher Peak Fire District who are Ranch Property Owners. We would like to, again, thank all persons who donated to this endeavor.

The emergency plan is in place. But with the changes of phone numbers, the plan is lacking efficiency in the communication aspect. We would like all residents of the Ranch, both full-time and part-time to contact Bill or Cris Quigley with your new phone number. Also we would like to urge all residents of the Ranch to number their driveways with the designated number given to you by the county. Your lot number would also help during the transition period. Our folks are more use to the lot numbers at this time. 911 operators will ask you for your county address numbers. Please help us help you.

The security system is installed. It has a few bugs to be worked out. Rick Johnson and Gene Downs have been instrumental in researching different systems. Digital Entertainment is a local company that we have purchased the system from. Lee Kirkwood, its' owner, has spent many hours researching and installing the system. The system is in place at the guard shack. The system will need to be fine tuned over the next month. Rick and Gene are working very hard on your behalf to see this project completed.

Emergency plan: If you have not had the chance to see the emergency plan presentation, please call the chairman at 846-3910. We will try to have another meeting to let you folks know what it is about and how you can participate. This plan takes everyone's knowledge of it to make it work.

Thanks to all our firefighters who have, in the recent months, fought numerous fires. Also a big thanks to all of the area

leaders for their hard work in informing their areas of the emergency plan.

COVENANT COMMITTEE REPORT: Will Potter

The Covenant Committee, consisting of Jim Davis, Dick Goellen, Byron Hines, Michael Hughes, Rick Johnson, Denny Manifold, Lazaro Martinez, Michelle Minion, Will Potter, Francie Purswell, Tom Stephens, and Walt Wolfe, has met many times during the year to finalize the amendments to the Covenants and By-Laws which are being voted on at this year's Annual Meeting.

Going forward, the Committee will have to be certain that any approved amendments are filed with the Court. The Committee plans to continue working with property owners to clear up misunderstandings or inadvertent Covenant violations.

The Committee has noted that various property owners have placed fences and cisterns in the Common Area. These property owners will be notified by letter so that they, and future owners of the properties in question, will be on notice in case the POA should have to widen its roads which could affect the fences and cisterns in question.

COMMUNICATION COMMITTEE REPORT: Carol Rawle

As everyone must be aware now, the newsletter is extinct because of lack of funding. The reasons are due to lack of subscribers and expenditures incurred developing the SFTR web site.

Two fellow board members, Michael Hughes and Bill Wenstrom, are attempting to salvage the web site. However, I have it on good authority that they have paid the server charges out of their own pockets to keep the site operational. They are attempting to upload current information onto the site. The biggest problem seems to be lack of volunteers to gather and compile the information.

I'd like to urge the membership: If you desire this service, YOU must get involved! It will not materialize on its own. No, the Board members cannot do it all.

CONSERVANCY COMMITTEE REPORT: Carol Rawle

Agreements have been reached with Greenlands Conservancy Group and the Land Properties Investors. The POA will be paying \$500 per year in fees to Greenlands for them to hold the Gallinas Conservancy lands for us. We, the POA, will manage the lands.

GOCO funds from state lotteries will be paid to us yearly and will cover practically the whole yearly Greenlands fee. The funds are based on the permanent population of the SFTR and are expected to increase yearly, hopefully keeping up with the CPI, which will be built into our Greenlands fee.

The final negotiations are expected to take place during the last week of September or early October. We will update these developments at the Annual Meeting.

BUDGET COMMITTEE REPORT: Paul Miner

Based upon year-to-date September 18th financial results, the POA is on track to finish the year within the 2000 authorized funding. A carryover of money from 1999 in the amount of \$11,594 has provided the opportunity for the Board of Directors to fund unanticipated expenditures as well as increase the money available for road resurfacing. Additional funding has been made available for a camera security system for the main gate and additional fence repair as well as to increase the funds available for road resurfacing. The carryover funds, plus a redistribution of accounts within the Common Area portion of the budget, has been utilized to provide approximately \$22,000 additional dollars for resurfacing of the Ranch roads.

While there are variances in individual line items of the budget in both income and expenses, the Budget Committee continues to make adjustments monthly to fund the Board's approved projects within the available funding level.

The 2001 budget has been developed and approved by the POA Board of Directors. Total funds available in 2001 are expected to be slightly below the 2000 total funding. IN 2001 road maintenance and resurfacing will continue to represent the largest budget area with approximately 60% of funds available being spent on our roads.

ROAD COMMITTEE REPORT: David Hulstine

Dear Neighbors and Friends: This will be my last Road Committee Report as Chairman, as my term on the Board expires this month. I would like to thank the current Road Committee for their tireless efforts on maintaining the common area of the Ranch. The common area responsibility includes 85 miles of dirt and clay roads, culverts, bar ditches, dumpsters, bulletin boards, cattle crossings and signs. The grazing lease, snow plowing, road grading and road surfacing also fall under the common area responsibilities and budget. Managing all of this is an enormous task for volunteers and if any of us had known the extreme amount of time and effort involved, we may have had second thoughts about volunteering for the positions.

Nevertheless, over the past three years we have surfaced over 20 miles of roads, replaced and repaired over seven miles of fencing, installed twice the amount of culverts installed by the developer (over 100), installed three mail box pedestals, a bulletin board (and graveled both areas), installed two cattle guards, made minor welding repairs on the bridge, guard rails, and cattle guards, and installed all street signs and various other signs (speed limit, neighborhood watch, and Ranch entrance signs).

We have also worked through El Nino (plowing three to four feet of snow) and a 100 year flood washing out the dams and many roads. We have worked closely with the surrounding ranchers and the Burlington Northern Railroad on adjoining fence boundaries, along with OPEC on repairs and restoring our roads after the water and phone line installation. We've also worked very closely with the various contractors and an accounting firm, so as to stay within our budget and not deficit spend.

All this said, there is still a lot of work to do and a lot of roads to be surfaced. I wish the new Road Committee Chairman all the good will and good luck possible. Thank you for letting me be of service.

Santa Fe Trail Ranch POA
BOARD MEETING
December 16, 2000
Trinidad State Junior College, Sullivan Room

Board Members present:

Bill Bumstead
Jim Davis
Michael Hughes
Paul Miner
Carol Rawle
Robert Walton
Bill Wenstrom
Harriet Vaugeois

Board Members Absent:

Richard Johnson
Cris Quigley

Guests Present:

Bill Quigley
Lisa Stigall
Todd Nathan

References: [Road Sub-Committee Report](#)
Click to view [General Appearance Report](#)
[Appearance Plan](#)

AGENDA

1. **CALL TO ORDER** – BILL QUIGLEY called the meeting to order at 9:00 a.m.
2. **PROOF OF NOTICE** – BILL QUIGLEY gave proof of notice.
3. **INTRODUCTION AND ROLL CALL** – Eight Board Members were present, two were absent, and there were three guests.
4. **DETERMINATION OF QUORUM** – It was determined that a quorum was present.

APPROVAL OF MINUTES OF PREVIOUS MEETING – HARRIET VAUGEOIS indicated there were misspellings of her last name in the October 14, 2000 minutes and her address was incorrect. HARRIET VAUGEOIS also noted that Will Potter was no longer a Board Member at the October Board meeting yet was noted on the roster. BILL WENSTROM was omitted from the “Board Members Present” list. The heading of the October Board meeting read “Annual” which was incorrect as well. HARRIET VAUGEOIS also clarified that the two VICE PRESIDENTS, herself and Richard Johnson, were referred to as Vice Presidents #1 and #2 and should be referred to only as Vice Presidents, of equal standing. Another change in the October Annual Meeting minutes where it specified that a quorum be satisfied with 10% (or 49) property owners present when the correct reflection of 10% of property owners is 45. **HARRIET VAUGEOIS motioned to approve the October Meeting minutes as corrected. JIM DAVIS seconded the motion. There was no opposition and the motion was carried.**

Corrections to the September Special Board meeting were also requested. In section VI relating to the cost of living index dues increase, the correct figure is 2.87% rather than the noted .02876%. In addition, BILL WENSTROM recalls that the Board never voted to approve the Road Contract at the September Board meeting and that the votes he had received indicated two votes in favor and three against. It was requested that the section of the September minutes relating to the vote on the Road Contract be struck from the minutes. **BILL WENSTROM motioned to approve the September Board Meeting minutes as corrected. JIM DAVIS seconded the motion. There was no opposition and the motion was carried.**

5. OLD BUSINESS –

- 6.1 Committee Reports – PAUL MINER motioned to approve all Committee reports as submitted and only discuss any changes and/or additions under a new heading "updated reports". JIM DAVIS seconded the motion. There was no opposition and the motion was carried.

a. Budget/Financial –

- o BILL QUIGLEY reviewed the financials in detail. BILL QUIGLEY also discussed tax

options for the POA. Bill reported that the POA has \$11,180.08 of income in excess of expenses. **It was a consensus of the Board to spend \$7000.00 on roadwork to be done before years' end.**

- o The Board requested "JH Excavating" be taken off of the General Ledger page. It was noted that some invoices have been split incorrectly, specifically under common area. **BILL QUIGLEY requested that, prior to the being approved, a Board Member review the invoices and identify the categories to which the expenditures are to be applied.**
- o BILL WENSTROM questioned the amount of financial information sent out each month and asked if the number of pages in the mailing could be cut back. **HARRIET VAUGEOIS motioned to stop automatically sending monthly financials to property owners and to include a notice in the year-end mailing directing them to contact BILL QUIGLEY by phone or e-mail if they wish to continue to receive the financial information. BILL WENSTROM seconded the motion. There was no opposition and the motion was carried.**

BILL BUMSTEAD motioned to approve the financials. JIM DAVIS seconded the motion. There was no opposition and the motion was carried.

- b. Combined Emergency Services – no updates
- c. Communications – no updates
- d. Covenant Review – no updates
- e. Common Area (roads) – HARRIET VAUGEOIS submitted an Appearance Plan report. ([Click here](#) to view it.)
- f. Water – JIM DAVIS gave a progress report from the Water Committee. ([Click here](#) to view it.)
- g. Updated Reports – Appearance Plan report. ([Click here](#) to view it.) **BILL WENSTROM motioned to approve the Appearance Plan concept subject to specifications, plans and cost estimate. BILL BUMSTEAD seconded the motion. There was no opposition and the motion was carried.** HARRIET VAUGEOIS agreed to submit the requested information to BILL QUIGLEY prior to the Budget meeting on January 20, 2001.

6.2 From the Floor – TODD NATHAN voiced concern that realtors are not disclosing to prospective buyers of SFTR property, that the water system is not functional yet. He had a discussion with a new property owner that was told the water system was up and running. JIM DAVIS indicated that the realtors are kept informed of the disposition of the water system. The POA cannot play intermediary and suggested the buyer(s) address their concerns with the realtor that sold them the property.

6. NEW BUSINESS –

- 7.1 Change in Covenants procedures – JIM DAVIS voiced his opinion that to pursue a change in the Covenants at this time would not be beneficial. **It was a consensus of the Board to structure a stronger marketing plan and presentation for next year's attempt to change the Covenants.**
- 7.2 Payment of Mini Storage Bill – **JIM DAVIS instructed Century Small Business Solutions to pay this bill out of the Metro District until further notice.**
- 7.3 Ownership of the Water System – The Metro District owns the water system. A practical application to consider in the future and one that is more economical than hiring a third party to manage the system, is for the POA to manage the system, have the Metro District collect the revenue, and pass it through the POA. JIM DAVIS was able to obtain a sample contract for this application. Once more customers get on the water system it will be able to stand-alone but that will take approximately 2-3 more years. Much of

the setbacks the system is experiencing are caused by engineering errors which must be corrected before we can move forward. It will take \$12,000.00 to satisfy the immediate needs that will allow the process to move forward. The first six items on the Water System Repair Plan (attached) is where this money needs to be spent. The Metro District is currently in a discovery process and therefore, to date, has not taken action against the Engineer. **PAUL MINER motioned that the POA loan \$12,000.00 to the Metro District to get the water system started, evidence by a promissory note and with the contingency that, in a timely manner, the Metro District starts pursuing recovery of costs from the Engineer and OPEC. HARRIET VAUGEOIS seconded the motion. There was no opposition and the motion was carried.**

7.4 Relationships between Board & Committees – Some Committee members asked for clarification from the Board as to what authority they had to move forward with projects as they saw fit and spend the monies within their budgets. PAUL MINER reminded the Board that a decision was made in 1999 to allow Committees to make decisions regarding their individual budgets as well as determine their own priorities and where their budgeted money is spent.

7.5 Review & Acceptance for Greenland Conservancy – JIM DAVIS reviewed the status of the Greenland Conservancy. JIM DAVIS asked the Board to review the agreement and submit written comments to him by the next Budget Meeting on January 20, 2001.

7.6 Standardizing Minutes & Committee Reports – The current software can not be transferred to the web page and maintain the format. TODD NATHAN explained an application called WIKI to the Board that will allow any software to be used and still transfer properly to the Web page. The Communication Committee will talk to Patrick Roehl the Web-Master about this application.

7. **FROM THE FLOOR** – TODD NATHAN had comments surrounding the various discussions of the Board meeting:

- o The Board should take action against the Engineer of the water system.
- o The longer the water system sits the higher likelihood parts will start to deteriorate.
- o Metro District payments should be increased.
- o Full mass use of the water system will not be met for at least five years primarily because of multiple lot owners.
- o The \$6000.00 entry costs are too high.

TODD NATHAN presented information regarding low power FM broadcasting used specifically for community broadcasting. The radius is 2.5-3 miles but the radius could be extended beyond that to cover the entire ranch and it only requires a 10-foot antenna. This would benefit the POA by being another communication medium. The call letters will be WSFT. Since an individual cannot apply for authorization from the FCC, he asked if the POA would like to sponsor the program. Mr. Nathan was asked to write a proposal and submit it to the Communications Committee for further review.

8. **DATE OF THE NEXT MEETING** – Budget Meeting, January 20, 2001, 8:00 a.m., 109 W. Main. **It was a consensus of the Board to change the Budget Meeting time from 7:30 a.m. to 8:00 a.m.**

9. **ADJOURNMENT** – **BILL WENSTROM motioned to adjourn the meeting at 12:45. BILL BUMSTEAD seconded the motion. There was no opposition and the motion was carried.**