

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
February 17, 2007 9:00 AM  
Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u> <u>Absent</u>
Bob Scott, President	✓
Tony Riley, Vice President	✓
John Albert, Vice President	✓
John Sanders, Secretary	✓
Nancy Allred, Treasurer	✓
Bob Dye	✓
Rick Kinder	✓
Diana Novacek	✓
Sheryl Smith	✓

**Visitors:** Jody Riley, Ann Scott, Patty Kinder, Frances Purswell-Montoya, Val Allred, John Noard, Rodney Brubaker, Patricia Fiorino, Linda Brown, Carol Rawle, Mike Shelton, Tom Stephens, Jim Davis, Eddie Gieske, Jerry Withington.

**Agenda**

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ All board members were present, which made a quorum and all business official.
4. OLD BUSINESS ♦
  - A. APPROVAL OF MINUTES ♦ Nancy moved that the minutes of the October 14, 2006 board meeting be approved as corrected during the meeting. The motion carried.
  - B. COMMITTEE REPORTS ♦
    - I. FOREST HEALTH / WILDFIRE MITIGATION ♦ Diana Novacek reported that all slash piles in the Vermejo Park Ranch fuel break area were successfully burned since the last meeting. The WUI grant funds were received and the contractors have been paid. The Bull Hog contractor will return in the spring for additional work. Dave Skogberg recently attended several meetings and will be reporting back to the committee. Diana also mentioned a proposal to create shaded fuel breaks on the ranch by removing fuel from the POA right-of-ways on some roads. The board agreed with Diana that a prescription for any

action should first be created by a professional, and a detailed project plan should be developed, which if then recommended by the committee, should be brought to a future board meeting.

- II. COMMON AREA ♦ Bob Scott reported that there has been no recent activity of interest.
- III. ROAD ♦ John Albert reported that all bills related to the recent snow removal efforts have not yet been received, but the total cost to date is approximately \$39,000. Due to this unexpected expense and additional unplanned work related to damaged culverts and displaced road base, the committee sees the need to call a joint meeting with the budget committee to reevaluate the 2007 road budget. Bob Scott reported that a conflict of interest arose when he was drafted to drive a dozer during the snow removal work. Bob Dye moved that Bob Scott be paid for his work. The motion carried.
- IV. COVENANTS ♦ Rick Kinder reported that there has been no recent activity of interest.
- V. EMERGENCY SERVICES ♦ Bob Dye reported that the committee learned new lessons from the holiday snowstorm and will be even better prepared for the next storm as a result. The new residency listing is still in progress, and the committee has volunteered to work with the communications committee to update owner information in the new database. The committee will also develop a plan for snow emergency traffic routing on the steep arterial roads.
- VI. COMMUNICATIONS ♦ John Sanders reported that the wireless internet provider installed an access point on Raton Pass last week and is expected to install service to about 15 lots on the south end of the ranch next week. The database consolidation efforts continue, but an updated mailing list will be available before the next meeting.
- VII. FINANCE ♦ Nancy Allred reported that efforts in January to contact the delinquent property owners by telephone resulted in plenty of promises, but not a single payment from those who were contacted. As a result, additional collection efforts (up to and including foreclosure where necessary) will be investigated and initiated. Nancy will meet with the appropriate County officials to learn the procedure for adding delinquent dues to the tax rolls and initiate that action. In order to increase collections, more effort needs to be expended. Nancy proposed that for the immediate future, she would assume all POA accounting responsibilities (both the current activities and the planned additional collection activities) for less compensation than the current provider. The low rate was of concern to several board members, who felt that it was unfair to Nancy considering the additional tasks that would be required of her and future POA accountants. Nancy agreed to document her efforts and discuss the matter at a future board meeting. Bob Scott moved that Nancy Allred assume the responsibilities at the proposed rate of \$600/month. The conflict of interest was noted and the motion carried. Bob Scott also recommended that the Association start saving \$20K per year in a separate emergency fund. This will be addressed in more detail at the proposed Road/Finance meeting.
- VIII. ADDRESS COMMITTEE- Tony Riley volunteered to discuss our mail misdelivery problems

with the Trinidad postmistress, including creating a special box for misdelivered mail and parcels to speed up redelivery.

5. NEW BUSINESS ♦

- A. POSTING METRO DELINQUENCIES ♦ Bob Scott moved that Metro delinquencies, along with POA delinquencies, be posted on the POA website regularly with the intent of informing residents that may not realize they are in arrears. The motion carried.

6. FROM THE FLOOR ♦

- A. Eddie Gieske requested that clearing snow from the fire hydrants be made a higher priority. Bob Dye agreed and proposed a volunteer system for each hydrant. John Noard volunteered to handle the snow removal at all 8 hydrants personally.

7. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on April 21, 2007 at the Lazaro Martinez Station on SFTR.

8. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:33 AM.

Submitted in draft form by John Sanders, Secretary, on February 18, 2007.

**Santa Fe Trail Ranch POA**  
**Special Membership Meeting**  
**April 21, 2007 9:56 AM**  
**Lazaro Martinez Station (Fire station on SFTR)**

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Bob Dye		✓
Rick Kinder		✓
Diana Novacek		✓
Sheryl Smith		✓

**Visitors:** Mike Shelton, Ann Scott Linda Brown, Ernie Parker, Jerry Withington, Betty Withington, Jim Davis, Val Allred, John Noard, MJ Shelton, Peggy Obrey.

**Agenda**

1. CALL TO ORDER ♦ Bob Scott called this special membership meeting to order at 9:56 AM
2. PROOF OF NOTICE ♦ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Five board members were present, which made a quorum and all business official.
4. DISCUSSION OF PROPOSED COVENANT CHANGES ♦ There were no questions or discussion regarding the proposed covenant changes.
5. CALL FOR VOTES ♦ Bob Scott called for votes, but everyone in attendance had turned in an absentee ballot.
6. VOTE COUNT AND VERIFICATION ♦ John Sanders asked for volunteers and received assistance from Mike Shelton and Peggy Obrey. All ballots were counted and it was determined that each of the proposed changes passed by an overwhelming majority.
7. ADJOURNMENT ♦ Nancy Allred moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:20 AM.

Submitted in draft form by John Sanders, Secretary, on April 21, 2007.

# Santa Fe Trail Ranch POA

## Regular Board Meeting

April 21, 2007 9:00 AM

Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Bob Dye		✓
Rick Kinder		✓
Diana Novacek		✓
Sheryl Smith		✓

**Visitors:** Mike Shelton, Ann Scott Linda Brown, Ernie Parker, Jerry Withington, Betty Withington, Jim Davis, Val Allred, John Noard, MJ Shelton, Peggy Obrey.

### Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ Five board members were present, which made a quorum and all business official.
4. OLD BUSINESS ❖
  - A. APPROVAL OF MINUTES ❖ Nancy Allred moved that the minutes of the previous board meeting be approved. The motion carried.
  - B. COMMITTEE REPORTS ❖
    - I. COMMON AREA ❖ Bob Scott reminded us of the CBM issue to be voted on at the Special Meeting today, and reported on recent CBM activity on Trinidad Lake Ranch. Mike Shelton reported that FEMA might reimburse a portion of the \$41,000 spent on snow removal this year.
    - II. ROAD ❖ John Albert reported that approximately \$64,000 of the \$238,000 road budget has been spent to date. This includes the snow removal expenses.

- III. COMMUNICATIONS ♦ John Sanders reported that the database consolidation efforts have recently produced a more accurate mailing list, but efforts continue regarding the consolidation of all POA data into a single database. Tony Riley volunteered to assist in future efforts.
- IV. FINANCE ♦ Nancy Allred reported that approximately \$9,000 in dues has been collected since the last meeting, reducing today's accounts receivable balance to approximately \$95,000. Nancy is coordinating with the county tax office to collect overdue balances. In addition to the 18% interest charged by the POA, the county will charge the delinquent property owner an additional 10% collection fee, and has the power to auction the property if the taxes and dues are not paid in full. Nancy also reported that if the FEMA funds are not received, the emergency fund can only be created with budget cuts in other areas.
- V. ADDRESS COMMITTEE - Tony Riley reported that the post office has created a "MISDELIVERED MAIL" slot at the ranch mailboxes. While there has been improvement in the accuracy of mail delivery, some problems still continue. Tony also reported that he is working with the county's vendor to incorporate SFTR data in to the county's 911 mapping system.

5. NEW BUSINESS ♦

- A. Fred Vaugeouis proposed the POA investigate weed control for the ponds along Gallinas Parkway, and fire mitigation work on the conservancy area. Jim Davis suggested that there may be grant money available from Greater Outdoor Colorado for these efforts. Fred agreed to seek permission to perform the proposed work on the conservancy.
- B. Betty Withington announced a safety fair on May 19th at TSJC. The event will raise funds for a scholarship to benefit EMTs in memory of Michelle Minion.

- 6. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on June 16, 2007 at the Lazaro Martinez Station on SFTR.
- 7. ADJOURNMENT ♦ Nancy Allred moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 9:51 AM.

Submitted in draft form by John Sanders, Secretary, on April 21, 2007.

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
June 16, 2007 9:00 AM  
Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President		✓
John Albert, Vice President		✓
John Sanders, Secretary		✓
Nancy Allred, Treasurer	✓	
Bob Dye		✓
Rick Kinder		✓
Diana Novacek	✓	
Sheryl Smith	✓	

**Agenda**

1. CALL TO ORDER ♦ Bob Scott called this meeting of the Board to order at 9:05 AM.
2. ROLL CALL & DETERMINATION OF QUORUM ♦ Four board members were present. The meeting was adjourned due to lack of quorum.

Submitted in draft form by John Sanders, Secretary, on June 17, 2007.

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
August 18, 2007 9:00 AM  
Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Bob Dye		✓
Rick Kinder		✓
Diana Novacek	✓	
Sheryl Smith	✓	

**Visitors:** Ann Scott, Val Allred, John Noard, Ernie Parker, Betty Withington, Tom Stephens, June Stephens.

**Agenda**

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ Seven board members were present, which made a quorum and all business official.
4. OLD BUSINESS ❖
  - A. APPROVAL OF MINUTES ❖ John Albert moved that the minutes of the April 2007 board meeting be approved. The motion carried.
  - B. COMMITTEE REPORTS ❖
    - I. COMMON AREA ❖ Bob Scott reported that new load limit signs have been posted on the bridge. Bridge inspection requirements and procedures are being investigated. After discussion, the board decided to post signs near the dumpsters also.
    - II. FOREST HEALTH / WILDFIRE MITIGATION ❖ Diana Novacek reported the receipt of approximately \$65,000 in grant money in May. Since then, we were also awarded \$84,000 in federal funding from the 2007 Wildland Urban Interface Grant Program. Additional grant applications are in process. Since the committee's formation in 2005, their grant applications have resulted awards totaling approximately \$246,000. The Community Wildfire Protection



Plan has recently been updated and committee members were instrumental in forming the SFTR FireWise Action Group (FWAG), a non-profit 501(c)3 corporation. (Four days after the meeting, FWAG announced that the Colorado Community Forest Restoration Grant Program had awarded them \$125,000 to continue work on the Santa Fe Trail Ranch / Vermejo Park Ranch fuel break project.)

III. ROAD ♦ John Albert reported that 75% of the ranch roads had been graded, the remaining 25% will be graded by year's end, and road basing had already started on selected sections.

IV. COVENANTS ♦ Nothing to report.

V. EMERGENCY SERVICES ♦ Sheryl Smith reported that the "Welcome Wagon" package would be ready by the October annual meeting.

VI. COMMUNICATIONS ♦ John Sanders recognized Nancy Allred for her efforts in updating the property owner database. It is now more accurate than it has been in the past four years. The entire Board also commended Nancy for her productive collection efforts. Nominations for Board openings will be collected on the website through September 15th, followed by a mailing of the meeting notices and absentee ballots to all property owners.

VII. FINANCE ♦ Nancy Allred reported that collections are continuing, but several property owners have been turned over to the county tax office for collection. Expenses have not been excessive, and we plan to stay in budget to allow the creation of the emergency funds reserve account.

VIII. ADDRESS COMMITTEE - Nothing to report.

5. NEW BUSINESS ♦

A. An Executive Board Meeting will be held Wednesday September 12, 2007 at 7:00 PM with the SFTR FireWise Action Group board members.

6. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on October 20, 2007 at Trinidad State Junior College.

7. ADJOURNMENT ♦ Nancy Allred moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:45 AM.

Submitted in draft form by John Sanders, Secretary, on September 6, 2007.

# Santa Fe Trail Ranch POA Annual Membership Meeting

October 20, 2007 9:00 AM

Sullivan Student Center at Trinidad State Junior College

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Tony Riley, Vice President	✓	
John Albert, Vice President	✓	
John Sanders, Secretary	✓	
Nancy Allred, Treasurer	✓	
Rick Kinder	✓	
Diana Novacek		✓
Bob Dye		✓
Sheryl Smith	✓	

**Guests:** R. C. & Mary Ghormley, Dan & Elaine Fodor, Mitzi Valdez & Michael Bahm, Joyce & Walt Wolff, Sue Spanner, James & Carol Brister, Jim Davis, Paul Abplanalp, Sue Downs, Barb Wurfel, Bob & Barbara Krause, Frances Purswell-Montoya, Linda Brown, Mike & Mary Jo Shelton, Ann Scott, Mary Dye, Jerry Withington, Steve & Elaine Rening, Brad Askew, Fred & Harriet Vaugeois, Monte & Sharon Beaver, Dave Chatelain, Mark & Kim Pronovich, Carol Bates & James Leffingwell, Doris Noard.

## **Agenda:**

1. CALL TO ORDER – Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE – Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM – Seven of the nine board members were present, which made a quorum and all business official.
4. APPROVAL OF PREVIOUS MINUTES – Tony Riley moved to approve the 2006 Annual Membership Meeting minutes. The motion carried.

5. INTRODUCTION OF CANDIDATES – Bob Scott introduced the candidates, Jim Davis, Doris Noard, and John Albert..
6. COLLECTION OF BALLOTS AND TALLY OF VOTES – John Sanders collected ballots and asked for volunteers to assist in counting them. Barb Sandgren and Mike Shelton volunteered.
7. COMMITTEE REPORTS – The following committee members presented the annual committee reports: COMMON AREA (Bob Scott), COAL BED METHANE (Bob Scott), EMERGENCY SERVICES (Sheryl Smith), ROAD (John Albert), FINANCE (Nancy Allred), COMMUNICATIONS (John Sanders), FOREST HEALTH / WILDFIRE MITIGATION (Tony Riley), ADDRESS (Tony Riley), COVENANT (Rick Kinder). Each annual report is posted on the SFTR website. Visit [www.santafetrailranch.com](http://www.santafetrailranch.com) and click on “2007 Annual Meeting Information” for more details.
8. ELECTION RESULTS – John Sanders announced that Barb Sandgren, Mike Shelton and he had verified that the absentee ballots alone provided the required quorum, and with only three candidates running for three open seats on the board and no significant quantity of write-in votes, the three candidates were declared elected.
9. ADJOURNMENT – John Albert moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 9:50 AM.

Submitted in draft form by John Sanders, Secretary, on November 15, 2007.

# Santa Fe Trail Ranch POA

## Regular Board Meeting

October 20, 2007 10:00 AM (after the Annual Meeting)  
Sullivan Student Center at Trinidad State Junior College

### Directors:

Present Absent

Bob Scott, President	✓
Jim Davis, Vice President	✓
Tony Riley, Vice President	✓
John Sanders, Secretary	✓
Nancy Allred, Treasurer	✓
John Albert	✓
Rick Kinder	✓
Doris Noard	✓
Sheryl Smith	✓

**Guests:** R. C. & Mary Ghormley, Dan & Elaine Fodor, Mitzi Valdez & Michael Bahm, Joyce & Walt Wolff, Sue Spanner, James & Carol Brister, Paul Abplanalp, Sue Downs, Barb Wurfel, Bob & Barbara Krause, Frances Purswell-Montoya, Linda Brown, Mike & Mary Jo Shelton, Ann Scott, Mary Dye, Jerry Withington, Steve & Elaine Rening, Brad Askew, Fred & Harriet Vaugeois, Monte & Sharon Beaver, Dave Chatelain, Mark & Kim Pronovich, Carol Bates & James Leffingwell.

### Agenda

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 10:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ All nine board members were present, which made a quorum and all business official.
4. ELECTION OF OFFICERS ❖ The officers were elected as indicated above (see Directors).
5. OLD BUSINESS ❖
  - A. APPROVAL OF PREVIOUS MINUTES ❖ Rick Kinder moved to approve the minutes of the August 2007 board meeting. The motion carried.
6. NEW BUSINESS ❖
  - A. COMMITTEE CHAIRPERSONS ❖ The following chairpersons were appointed: COMMON AREA & CBM - Bob Scott, ROAD - John Albert, COVENANT - Rick Kinder, FINANCE - Nancy Allred, COMMUNICATIONS - John Sanders, FOREST HEALTH / WILDFIRE MITIGATION &

EMERGENCY SERVICES - Sheryl Smith, ADDRESS - Tony Riley, RANCHING ♦ Jerry Withington.

B. MEETING DATES ♦ The following dates were chosen for future meetings: 12/1/2007, 2/16/2008, 4/12/2008, 6/21/2008, 8/16/2008, 10/18/2008. Unless otherwise announced, the first five board meetings will be held at the FPPFD Fire Station on Santa Fe Trail Ranch at 9:00 AM, and the last will be held after a 9:00 AM Annual Membership Meeting at the the Sullivan Student Center at Trinidad State Junior College.

7. ADJOURNMENT ♦ Jim Davis moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:10 AM.

Submitted in draft form by John Sanders, Secretary, on November 15, 2007.

**Santa Fe Trail Ranch POA**  
**Regular Board Meeting**  
December 1, 2007 9:00 AM  
Lazaro Martinez Station (Fire station on SFTR)

<b>Directors:</b>	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President		✓
Tony Riley, Vice President	✓	
John Sanders, Secretary		✓
Nancy Allred, Treasurer	✓	
John Albert	✓	
Rick Kinder	✓	
Doris Noard	✓	
Sheryl Smith	✓	

**Visitors:** Mary Dye, Ann Scott, Val Allred, Steve Smith, John Noard

**Agenda**

1. CALL TO ORDER ❖ Bob Scott called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE ❖ Bob Scott gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ❖ Seven board members were present, which made a quorum and all business official.
4. OLD BUSINESS ❖
  - A. APPROVAL OF MINUTES ❖ John Albert moved that the minutes of the October 20, 2007 board meeting be approved. The motion carried.
  - B. COMMITTEE REPORTS ❖
    - I. COMMON AREA / CBM ❖ Bob Scott reported that he'll be meeting with representatives from a bridge engineering firm on Dec 5 to inspect our bridge, and will report those findings to the Board.
    - II. ROAD ❖ John Albert reported Fisher Peak from Morley to Bumstead's is being road based. A section of Tall Oaks will be reworked by scarifying, grading, wetting, and rolling in an attempt to find a method that will minimize washboarding. A section of Upper Gallinas is also scheduled for road base. John will follow up with the CO Bureau of Mines concerning fire hazard from the Morley dump.

- III. COVENANTS ♦ Rick Kinder reported the Committee met on 17 Nov to review the Covenants and determine if any changes are appropriate. The Committee will report it's conclusions to the Board.
- IV. EMERGENCY SERVICES ♦ Sheryl Smith reported on their 17 Nov meeting in which they discussed the overall organization of the Committee and their goals. There is a 7 Dec meeting of the Firewise Action group, which Sheryl will attend to represent the SFTR.
- V. COMMUNICATIONS ♦ Bob Scott reported that the committee met on November 3rd to plan 2008 activities, and will meet again on January 5th at the fire station to continue the same.
- VI. FINANCE ♦ Nancy Allred presented the draft 2008 budget and conducted a review of same. She will email the finalized version to the Board for final approval. She moved that the dues for the coming year be increased by the CPI. The motion carried.
- VII. ADDRESS COMMITTEE ♦ Tony Riley reported that he is working with Robert Valdez at the county to improve communications concerning our addresses and the 911 system.

5. NEW BUSINESS ♦

- A. Mary Dye brought to the meeting's attention that a case of access easement resulted in the person using the easement owning the property they were crossing, due to some obscure State statute, and suggested that this bears watching by anyone in a similar situation.

6. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on February 16, 2008 at the Lazaro Martinez Fire Station on SFTR.

7. ADJOURNMENT ♦ Nancy Allred moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 9:45 AM.

Submitted in draft form by Bob Scott, on December 5, 2007.