

Santa Fe Trail Ranch POA
Regular Board Meeting
February 16, 2008 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<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		✓

Guests: Betty Withington, Jerry Withington, Ernie Parker, Val Allred, and 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 ♦ Eight of the nine board members were present, which made a quorum and all business official.
4. OLD BUSINESS ♦
 - A. APPROVAL OF MINUTES ♦ Jim Davis moved to approve the minutes of the December 2007 board meeting. The motion carried.
 - B. COMMITTEE REPORTS ♦ The following committees reported:
 - I. COMMON AREA / CBM ♦ Bob Scott reported the FPPFD board's new station usage and cleaning fees. A discussion followed and several questions were raised regarding the previous station usage agreement and support of the FPPFD. Jim Davis and Tony Riley agreed to contact the FPPFD board and try to resolve the open questions at the next FPPFD board meeting. Also, the topic of a SFTR Community Building was discussed. Bob Scott moved that the board explore possibilities for a new community building. The motion carried, and a temporary committee was formed with Jim Davis as chairperson.
 - II. ROADS ♦ John Albert introduced a new contract for road maintenance and after discussion

and suggestions for amendment, Jim Davis moved that the board accept the amended contract and authorize that it be presented to the contractors for approval and execution. The motion carried.

III. COVENANTS ♦ Rick Kinder reported that the committee plans to meet in March to review the Covenants with regard to compliance with new state laws.

IV. FINANCE ♦ Nancy Allred reviewed the financial reports and reported that the 2008 budget will be posted on the website. Jim Davis reported that collection procedures have begun on delinquent accounts. Nancy moved to approve payment of the initial legal costs to begin foreclosure proceedings. The motion carried.

5. NEW BUSINESS ♦

A. Bob Scott reported that the Bylaws may require updating in 2008. Jim Davis will investigate and report.

B. Doris Noard announced that the SFTR Women's Group may be reforming. Projects of interest include a summer Picnic and supporting a new SFTR Community Center.

6. NEXT MEETING ♦ The next meeting will be held at 9:00 AM on April 12, 2008 at a location to be announced.

7. ADJOURNMENT ♦ John Albert moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 10:47 AM.

Submitted in draft form by John Sanders, Secretary, on February 17, 2008.

Santa Fe Trail Ranch POA

Regular Board Meeting

April 12, 2008 9:00 AM

Lazaro Martinez Station (Fire station on SFTR)

Directors:	<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	✓	

Guests: Don Blake, R.C. Ghormley, Val Allred, Jerry Withington, John Noard, Linda Brown, and Ann Scott.

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 nine board members were present, which made a quorum and all business official.
4. OLD BUSINESS -
 - A. APPROVAL OF PREVIOUS MINUTES - A motion was made to approve the minutes of the February 2008 board meeting. The motion carried.
 - B. COMMITTEE REPORTS - The following committees reported:
 - I. Common Area / CBM - A station usage agreement was drafted and will be submitted to the FPPFD for approval. Jim Davis is continuing to research the SFTR Community Building, and will meet with our lawyers on this topic and on the unrelated topic of the need to update our governing documents to comply with new state regulations
 - II. Roads - John Albert reported that work is in progress on roadside ditches and grading, and planned road basing will begin in May.
 - III. Covenants - Rick Kinder reported no activity.

IV. Emergency Services – Sheryl Smith reported the Handbook is being redone and preparations are being made for wildfire season. The next meeting will be in early May. Plans are being made to invite Colorado and New Mexico officials to the next Fire Wise educational event.

V. Communications – John Sanders reported no activity.

VI. Finance – Nancy Allred reviewed the financial reports and reported that while collection efforts are producing some results, more property owners than expected have not yet paid their 2008 dues. She also reported that the POA's state and federal tax returns have been submitted and that the POA paid about \$450 in taxes. Nancy researched the possibility of converting the POA to 501(c)3 status, but determined that the POA would not qualify unless we opened our community to the public. Jim Davis reported that the collection/foreclosure procedures are proceeding on our most delinquent accounts and that legal documents should be filed by April 16, 2008.

VII. Addresses – Tony Riley reported no activity.

5. NEW BUSINESS –

A. Doris Noard reported that the newly reorganized Women's Group had its first meeting. Minutes are on the SFTR website. The next meeting will be at Sue Spanner's house on Sunday April 20, 2008 at 1:00 pm.

B. Las Animas County Health Services Project – Jim Davis reported that a Needs Assessment has been completed, and a Service Plan is being written. If the county commissioners approve the Service Plan, a one-cent sales tax increase to fund the new special district will need to be approved in the November 2008 election. These funds will be used by the new special district to improve healthcare in Las Animas County. A meeting of the project group will be held Thursday April 17, 2008 at Trinidad State Junior College. Jim will provide more information on the SFTR website.

6. NEXT MEETING – The next meeting will be held at 9:00 AM on June 21, 2008 at a location to be announced.

7. ADJOURNMENT – John Sanders 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 April 12, 2008.

Santa Fe Trail Ranch POA
Regular Board Meeting
August 16, 2008 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<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	✓	

Guests: Linda Brown, Geobett Schneider, R.C. & Mary Ghormley, John Noard, Don Ruward, Steve Rening, Walt Rening, Ernie Parker, Betty & Jerry Withington, Carol Rawle, Walt Wolff.

Agenda

1. CALL TO ORDER - Tony Riley called this meeting of the Board to order at 9:07 AM.
2. PROOF OF NOTICE - Tony Riley 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. OLD BUSINESS -
 - A. APPROVAL OF PREVIOUS MINUTES - A motion was made to approve the minutes of the April 2008 board meeting. The motion carried.
 - B. COMMITTEE REPORTS - The following committees reported:
 - I. Common Area / CBM - Tony Riley reported that the old dumpsters should be removed from the mailbox area soon, and the new dumpsters will be located at the intersection of Fisher Peak Parkway and Cottonwood Canyon and at the intersection of Fisher Peak Parkway and Gallinas. In addition, an engineering consulting company will begin evaluating the bridge at the ranch entrance soon.
 - II. Roads - John Albert reported that approximately 4.5 miles of road base was applied this year, a culvert will be installed on Fox Trail soon which will block traffic during the

construction, and plans are forming for the 2009 roadwork schedule, but will not be finalized until spring.

- III. Covenants – Rick Kinder reported minimal activity (one report regarding dogs that has been resolved) since the last meeting.
- IV. Finance – Jim Davis reported that the collection/foreclosure procedures are proceeding on our most delinquent accounts. Legal documents have been filed, all required attempts have been made to serve property owners, and public notices are being published. John Albert moved to approve an additional \$600 in legal fees related to the current activities, and Jim Davis moved to approve an additional \$2000 for legal fees to begin collection/foreclosure procedures related to the next group of property owners. Both motions passed.
- V. Addresses – Tony Riley reported that 3 to 4 new addresses were issued per week all summer.
- VI. Community Preparedness – Sheryl Smith reported the Handbook has been updated, published on the website, and some hard copies have been distributed by area leaders. The obsolete residency listing was removed from the website to avoid confusion in an emergency. Numerous SFTR windshield stickers were distributed and more were ordered. Property owners should request stickers from their area leader.
- VII. Communications – John Sanders reported no activity.

5. NEW BUSINESS –

- A. Cleaning/stocking ponds - Doris Noard introduced a suggestion from the SFTR Women's Group regarding cleaning and stocking the ponds. Jim Davis suggested that there may be alternate funding available and agreed to research the issue.
- B. Forest Health Coalition (FHC) – Sheryl Smith reported that an FHC board meeting was held this week where the federal requirements for the 501(c)3 were discussed. Since it stipulates that there needs to be a broader effort (not just SFTR) and all FHC board members were SFTR property owners, Tony Riley and Sheryl Smith resigned from the FHC Board so that their positions could be filled by non-SFTR property owners. The following areas of responsibility were also recapped:

The SFTR POA Board will be responsible for CWPP updates, Fire Wise updates and establishing any effort for ranch specific defensible space/internal fuel breaks. The coalition will continue to help us write grants but we will need to provide a project outline and then if approved project management for the activities. Also, an aggressive effort of tracking in-kind will need to be established for both internal or parameter grant efforts.

The FHC will continue their efforts in acquiring grants and project managing fuel break activities for the parameters of SFTR. They have been negotiating with the new owner of the Wooten ranch who has indicated he would allow mitigation of a perimeter firebreak on his property. Unlike the Vermejo perimeter we would have to provide all matching hard/soft in-kind.

The FHC just received notification that the 2008 WUI grants were not approved. An increase in grant requests and decrease in funds, as well as our unusually high previous grant awards influenced this decision. There is another grant that can be applied for, however, the FHC would need a commitment from the ranch/POA of diligent tracking of in-kind.

- C. Annual Meeting Planning - John Sanders reported that he will arrange for the nomination pages to be posted on the website. There was a discussion regarding educational presentations. Sheryl Smith agreed to contact the Forest Health Coalition regarding their plans. Jim Davis agreed to make or verify meeting room reservations.
 - D. Las Animas County Health Services Project - Jim Davis presented information about the project.
 - E. Las Animas County Energy Cooperative - Jim Davis presented information about the project.
 - F. Grazing lease - Jerry Withington reported on details of the grazing lease. John Albert moved to approve renewal of the grazing lease. The motion passed.
6. NEXT MEETING - The next meeting will be held on October 18, 2008 at Trinidad State Junior College immediately after the Annual Meeting of Property Owners.
7. ADJOURNMENT - Rick Kinder moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 11:00 AM.

Submitted in draft form by John Sanders, Secretary, on August 16, 2008.

Santa Fe Trail Ranch POA Annual Membership Meeting

October 18, 2008 9:00 AM

Sullivan Student Center at Trinidad State Junior College

Directors:	<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	✓	

Guests: Al Tucker, Nick Schneider, Linda Brown, Frances Purswell-Montoya, Deb Roberts, Steve Smith, Mary Dye, Sue Spanner, Anne Scott, R.C. & Mary Ghormley, Mike & M.J. Shelton, Phillip Dun, Vicki Mumma, Lynne & John Parker, Tom & June Stephens, Kate Kerr, Dave Imesch, Fred & Harriet Vaugeois, Greg & Joan Beaumont, Carol Rawle, Ernie Parker, Robin Murphy, John Noard, Val Allred, James Leffingwell, Carol Bates, Ed Hockett, David & Geneva Brenton, Don & Barbara Blake, Alice Hanson, Brett Chambers, Steve & Elaine Renning, Donna Garrett, Betty & Jerry Withington, Dennis & Nancy Scott, Ron & Carol Rankin, Tom Winchell, Irene & Jerry Forbes.

Agenda:

1. CALL TO ORDER – Nancy Allred called this meeting of the Board to order at 9:00 AM.
2. PROOF OF NOTICE – Nancy Allred 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 – Jim Davis moved to approve the 2007 Annual Membership Meeting minutes. The motion carried.

5. INTRODUCTION OF CANDIDATES – Nancy Allred introduced the candidates, Al Tucker and Nancy Allred. Nancy called for final nominations for the Board election. There were none presented.
6. COLLECTION OF BALLOTS AND TALLY OF VOTES – John Sanders issued and collected ballots. Nancy Allred asked for volunteers to assist in counting them. Mike Shelton and Dave Imesch volunteered.
7. COMMITTEE REPORTS – Nancy gave the **Communications** report that the SFTR web site continues to be updated and is operating well. Nancy gave the **Common Area** report that the dumpsters have been relocated to two areas on the ranch away from the mailboxes. The contract to evaluate the ranch bridge was awarded to Wilson & Co Inc. Engineers & Architects. Metal plate on the bridge was loose and thus, removed. Sheryl gave the **Community Preparedness** report, explaining the name change as a change in philosophy of the committee. Each property owner is responsible for their own emergency plan. The CP Handbook has been updated and is available online or from area leaders. Property owners need to be familiar with procedures and action plans for various events listed in the Handbook. A radio was purchased for event communications on the ranch. The CP committee is liaison to the Forest Health Coalition. Tony Riley updated the CWPP. John Albert gave the **Road** report on 87 miles of ranch roads. Current budget is \$220,000/year, and more lots are occupied each year. Main roads have been service priority. In 2008, 4 ½ miles of road were resurfaced. Also discussed Morley site, ‘red ash,’ techniques of road grading. Nancy gave the **Financial** report. \$86,000 has been set aside for the bridge. Foreclosure proceedings have been started on 5 delinquent accounts for uncollected SFTR dues and Metro payments. Year-To-Date P&L Comparison to Budget was distributed and reviewed. Rick gave the **Covenants** report. Covenants are available online. Wind turbines were brought up and questioned if the covenants cover them. Nancy gave the **Address** report for Tony. Many addresses have been assigned as the Metro has installed 168 water taps on the Ranch with 3 more pending. Jerry Withington gave the **Fencing & Grazing** report. Fencing is not in good condition and needs attention. Nancy and Jerry will work on resolving lease payment and fencing.
8. ELECTION RESULTS – John Sanders announced that the final election results would be announced at the board meeting to be held after the annual meeting adjourns.
9. ADJOURNMENT – A motion was made to adjourn the meeting. The motion carried and the meeting was adjourned at 10:20 am.

Submitted in draft form by Doris Noard, Secretary, on October 18, 2008

Santa Fe Trail Ranch POA
Regular Board Meeting
October 18, 2008 - after the Annual Meeting
Sullivan Student Center at Trinidad State Junior College

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President		✓
Jim Davis, Vice President	✓	
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders	✓	
Sheryl Smith	✓	

Guests: Rick Kinder, Nick Schneider, Linda Brown, Frances Purswell-Montoya, Deb Roberts, Steve Smith, Mary Dye, Sue Spanner, Anne Scott, R.C. & Mary Ghormley, Mike & M.J. Shelton, Phillip Dun, Vicki Mumma, Lynne & John Parker, Tom & June Stephens, Kate Kerr, Dave Imesch, Fred & Harriet Vaugeois, Greg & Joan Beaumont, Carol Rawle, Ernie Parker, Robin Murphy, John Noard, Val Allred, James Leffingwell, Carol Bates, Ed Hockett, David & Geneva Brenton, Don & Barbara Blake, Alice Hanson, Brett Chambers, Steve & Elaine Renning, Donna Garrett, Betty & Jerry Withington, Dennis & Nancy Scott, Ron & Carol Rankin, Tom Winchell, Irene & Jerry Forbes.

Agenda

1. CALL TO ORDER ♦ Nancy Allred called the meeting to order at 10:50 AM.
2. PROOF OF NOTICE ♦ Nancy Allred gave proof that proper notice of the meeting had been given.
3. ROLL CALL & DETERMINATION OF QUORUM ♦ Seven of the eight board members were present, which made a quorum and all business official.
4. OLD BUSINESS ♦
 - A. ANNOUNCEMENT OF FINAL ELECTION RESULTS ♦ John Sanders announced that Nancy Allred and Al Tucker were elected as board members.
 - B. ELECTION OF OFFICERS ♦ Sheryl Smith nominated Bob Scott to serve as President. Nancy Allred nominated Jim Davis to serve as Vice President. Jim Davis nominated Al Tucker to serve as Vice President. John Sanders nominated Nancy Allred to serve as Treasurer. Jim Davis nominated Doris Noard to serve as Secretary. All nominations were approved.
 - C. APPROVAL OF PREVIOUS MINUTES ♦ A motion was made to approve the minutes of the

August 2008 board meeting. The motion carried.

5. NEW BUSINESS ♦

- A. APPOINTMENT OF COMMITTEE CHAIRS ♦ Bob Scott was appointed to chair the Common Area Committee. John Albert was appointed to chair the Road Committee. Al Tucker was appointed to chair the Covenants Committee. Sheryl Smith was appointed to chair the Community Preparedness Committee. Nancy Allred was appointed to chair the Finance Committee. John Sanders was appointed to chair the Communications Committee. Jerry Withington was appointed to chair the Fencing & Ranching Committee. Tony Riley was appointed to chair the Address Committee.
 - B. SELECTION OF FUTURE MEETING DATES ♦ Future board meetings will be held 12/13/08, 2/7/09, 4/11/09, 6/20/09, 8/15/09, and 10/17/09. These meetings will be held at the Fire Station on Fox Trail, except for the last, which will be held at Trinidad State Junior College. All meetings will begin at 9:00 AM.
 - C. HEALTH SERVICES DISTRICT ♦ Jim Davis discussed the proposed new district and encouraged registered voters to research the issue including the district's service plan (recently posted on the SFTR website) and to vote.
 - D. ENERGY CO-OP ♦ Jim Davis discussed the proposed project and plans to post details on the SFTR website soon.
 - E. COMMUNITY FRIENDSHIP DINNERS - June Stephens discussed Christmas and Valentine's Day dinners and invited all property owners to watch the SFTR website for details and to attend.
 - F. WOMEN'S GROUP / SFTR LOGOWEAR ♦ Sue Downs discussed the newly reformed Women's Group. They are selling SFTR logowear to raise funds for SFTR projects. See the SFTR website for details.
6. NEXT MEETING ♦ The next meeting will be held on December 13, 2008 at 9:00 AM at the Fire Station on Fox Trail.
7. ADJOURNMENT ♦ John Sanders moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 11:25 AM.

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

Santa Fe Trail Ranch POA
Regular Board Meeting
December 13, 2008 9:00 AM
Lazaro Martinez Station (Fire station on SFTR)

Directors:	<u>Present</u>	<u>Absent</u>
Bob Scott, President	✓	
Jim Davis, Vice President	✓	
Al Tucker, Vice President	✓	
Nancy Allred, Treasurer	✓	
Doris Noard, Secretary	✓	
John Albert	✓	
John Sanders	✓	
Sheryl Smith	✓	

Guests: Rick Kinder, John Noard, Val Allred, Mary Ghormley, RC Ghormley, Reid Straabe, Donna Garret.

Agenda

1. CALL TO ORDER - Scott called the meeting 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. APPROVAL OF PREVIOUS MINUTES - Jim Davis moved to approve the 18 Oct 2008 meeting minutes. The motion carried.
5. COMMITTEE REPORTS -
 - A. Common Area/CBM
 - o Bob Scott stated that the Structure Selection Report on the entrance bridge study was received on 12/12/08. The Introduction to the report describes the current bridge as not meeting today's highway and interstate standards . The report stated four options (1) replace existing structure & center pier \$581,000 (2) larger concrete beams with taller girder \$587,000 (3) new steel bridge\$717,000 (4) Retrofit existing bridge - not feasible. Costs are estimated for parts and labor only. Complete project costs will be determined in the next phase of the project. New Mexico DOT would be contacted to open Exit 2 during the months of bridge construction. For everyone's safety, Bob Scott moved to give the approval to Wilson & Company, Inc, Engineers & Architects to proceed with a full report, which would include design costs. The motion carried. POA Financing options: an assessment equal to each lot. Metro options: 1) grant opportunities with Dept of Local Affairs & CDOT,

- 2) supplemental bond financing at tax exempt rates, 3) tax exempt loan at a tax exempt rate,
- 4) combination of grant and loan.

- The changes in the garbage dumpsters seem to be working better.

B. Roads

1. John Albert reported that the road work and snow removal is under budget as of the meeting, but will very likely be used by 12/31/08 depending on the weather. With more people living on the ranch, very few roads are unoccupied. John will be gone from Dec 17 - Jan 6, 2009. During that time please contact Al Tucker 846-1415 or Bob Scott 845-0007 with any road concerns. After the snow of 12/9/08, all 83 miles of roads were plowed in 36 hours. Complaints of those on roads plowed last were discussed. The north end of the ranch was plowed first with this snow, and areas plowed first are rotated between North and South ends of the ranch. John Sanders will work with John Albert to list unoccupied roads that will not be plowed. That list will be shorter, as the majority of roads are now plowed.
2. Moisture is required to do a test section of 'ripping and rolling' on the roads. The Road Committee will meet in January '09 to determine the best spot on the ranch for the test section.

C. Covenants - Al Tucker, Bob Scott & Jim Davis will meet in January '09 to work on covenant updates.

D. Community Preparedness - Sheryl Smith reported that the annual Firewise application was completed and approved for SFTR. The committee will meet in Feb or March to plan the Smoke Watcher Program for the 2009 Firewise Training Certification. The Firewise action group must write their own grants. Jim Davis has online grant information.

E. Communications Committee - John Sanders reported that the committee will meet in January to prioritize requests for the SFTR web site.

F. Finance

1. Nancy Allred reported that four more names on the delinquent list have been turned over to attorney, Dennis Malone. One party has since paid. The case with T. Nathan resulted in a default judgment, with the next step a Sheriff's Sale of the property. Notice of the sale will be posted on the SFTR web site. Attorney's fees to collect the debt are being paid half by the Metro District and half by SFTR. The fees will be recovered with the sale.
2. The 2008 budget was reviewed. Most areas were at or below budgeted amounts through November '08, with some anticipated expenses for December.
3. The 2009 Proposed Budget was distributed for review. At meeting time, the carry forward from 2008 budget was unknown, as well as the November consumer price index. Bob Scott moved that the Property Owners Association dues be increased based on the November

CPI. The motion carried. The grazing lease was discussed and the 2009 budget amount will be zero.

6. NEW BUSINESS - None

7. NEXT MEETING - Next regular meeting, 7 Feb 09, 9:00 am. Lazaro Martinez Station, SFTR.

8. ADJOURNMENT - Doris Noard moved to adjourn the meeting at 10:05 am. The motion carried.

Addendum: Following the meeting the CPI for November, 2008 came out as 1.1%. That will increase annual POA dues by \$7.24 per lot to \$665.77.

Submitted in draft form by Doris Noard, Secretary on December 16, 2008.