

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
4 Feb, 2012 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott - President
Jim Davis – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

John Sanders – Vice President

Guests Present:

Doris Noard, Rick Kinder, Steve Wagner

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 3 Dec 2012 regular meeting
5. Committee reports

Common Area

Still trying to contact Mr. Hallman, of the Greenlands Reserve, to set up a meeting regarding options in re-seeding the conservancy.

Looking for grant money for pond dredging. CK being consulted, he is helping to locate a source of funds.

Mitigation Report

Mark and/or CK reviewed some new individual lot plans and approved some of lot work completed.

Mark and volunteers (Jeff Smith, RC, Greg Beaumont, Joe Modica) finished the conservancy flagging. Mark in process of generating some maps which would include estimates of acreage for entire project.

Will now begin looking for a contractor to do the actual work. John Noard has agreed to be main contact for this effort.

Thanks to all volunteers who helped with the Conservancy flagging effort!!!

More individual lots were visited by CK. Currently 31 lots have submitted plans and nine lots have been completed. Will continue to accept new lot plans but money is becoming limited and approval of funds cannot be guaranteed.

Noted that lot work must be completed by December 2012 but would like to have all work completed earlier.

Noted that the Jeep Trail (Timber Park to Fawn Ct.) will be flagged by Tony and RC next week. Amount of work to be done will depend upon acreage calculation.

Bridge Committee

Bob Scott is getting estimate from Just Engineering to complete the drawing required as part of our proposal to the PUC to open Exit 2.

Hopes to submit request within the next 30-45 days.

Road Committee

Some ditch work done before snow mainly on Elk Park & Oak Park

Considering using straw waddles to help control sediment build up in front of culvert mouths. Waddles are: 'Woven mesh netting (1 ft diameter by 6 to 20 ft in length, 0.3 m diameter by 1.8 m to 6.1 m in length) filled with straw or hay and sometimes seed mixes, used to trap sediment and promote infiltration.

John Noard is checking on the possibility of a different road base supplier (possibly cheaper).

Snow plowing for current snow will be done on south side only. Will be first test of new contract.

Plan to road base 1.8 miles of Fox Trail (\$57,000) next year. No other road base work planned.

Covenants Committeee

Jim Davis had discussion with our attorney (Dennis Malone) about possibility of getting lot J5 (Morely Site) to pay dues. Conclusion was that a 'Mutual Release' which would require dues payment to begin when there is a change in ownership would be our best approach. Jim will continue work on this.

There was a discussion of the history of the 'J' lots and how they were originally excluded from the Declarations while owned by the developer.

Finance Committee

2012 Budget approved with only change being removal of \$696 income from the J5 lot.

Reported that 72 people are doing payments: 34 on credit card & 38 on check payments. Haven't heard from 70 people yet which is about par for the course.

Credit card process working out well, not much extra work involved. Expecting \$9000 from credit card transactions.

Communications

Web site usage reviewed. No changes in rules deemed necessary.

County is holding meeting on approving Viaero tower in Cokedale. Trying to get coverage map. Planning on attending meeting to support tower if coverage area applies to ranch.

Community Preparedness Committee

Nothing reported.

6. New Business

None.

7. Next Meeting scheduled for April 7, 2012

Adjourned

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru Jan YTD 2012	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012				
			Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,984	315,984	315,984		315,984	0	454 Lots @ \$696.00per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000		-100,000	100,000	
Less: Change in Accounts Receivable	-104,328	-104,328	-6,960		-6,960	-97,368	Projecting 10 lots @ \$696
Total DUES	332,175	332,175	329,543	0	329,543	2,632	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	66	66	1,000		1,000	(934)	
Finance Charges	30	30	1,500		1,500	(1,470)	
Conservancy Trust Funds	0	0	1,500		1,500	(1,500)	
Lien Fees	25	25	200		200	(175)	
Processing Fees	1,440	1,440	1,600		1,600	(160)	
Other	0	0	0		0	0	
Total CASH	333,737	333,737	338,343	0	338,343	-4,606	
GENERAL EXPENSES							
Admin - Accounting Services	600	600	8,200		8,200	(7,600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	42	42	2,000		2,000	(1,958)	Postage & office supplies
- Insurance	0	0	5,400		5,400	(5,400)	
- Legal	-154	-154	10,000		10,000	(10,154)	
- Property Taxes	0	0	550		550	(550)	
- Credit Card Fees	12	12	1,392		1,392	(1,380)	
- Other	367	367	3,000		3,000	(2,633)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	867	867	30,542	0	30,542	(29,675)	
Common - Road Work	3,959	3,959	261,188		261,188	(257,229)	
- Snow Removal	0	0	25,913		25,913	(25,913)	
- Bldg/equip	0	0	1,000		1,000	(1,000)	
- Trash Removal	1,000	1,000	13,200		13,200	(12,200)	
- Weed Control	0	0	2,000		2,000	(2,000)	
- Greenlands	0	0	500		500	(500)	
- Utilities	83	83	1,000		1,000	(917)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0		0	0	
Total COMMON	5,042	5,042	304,801	0	304,801	(299,759)	
Communications	39	39	1,500		1,500	(1,461)	
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500		500	(500)	
Total COMMITTEE EXPENSE	39	39	3,000	0	3,000	(2,961)	
Total DISBURSEMENTS	5,948	5,948	338,343	0	338,343	-332,395	
NET	327,789	327,789	0	0	0	327,789	
NET CASH	327,789	327,789	0	0	0	NET CASH BUDGET	
Cash in Bank							
Checking	11,133	11,133	Difference between Net Cash & Cash in Bank = \$450 - A/P				
Money Market Account	217,106	217,106					
Reserve	100,000	100,000					
Total Cash in Bank	328,239	328,239					
Total Accounts Receivable	113,964	113,964					

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
7 Apr, 2012 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott - President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

Jim Davis – Vice President
John Sanders – Vice President

Guests Present:

Joe Richards, Val Allred, Steve Wagner, Jerry Withington, Charlotte Aufderheide, Ernie Parker, Sharon Sorenso, Ann Scott, Mary & RC Ghormley, Rick Kinder, Steve & Sheryl Smith, Betting BettyWithington

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 4 Feb, 2012 regular meeting
5. Committee reports

Common Area

Working on getting free seed for reseeding of conservancy with Howard but we may not be eligible. Given moisture so far this year, reseeding may not be necessary.

Pond Dredging – Getting quote from local contractor (Wade Stalker). Will then look for grant money. Contractor will need a long-reach excavator.

Dumpster lids have just been fixed but some are broken again.

Mitigation Report

The Forest Health & Wildfire Mitigation Committee is continuing to prepare for mitigating the Conservancy and an adjacent arroyo (including portions of an old jeep trail) to establish some shaded fuel breaks at SFTR. The conservancy break was recommended several years ago in our Community Wildfire Protection Plan (CWPP). Our current grant plus cooperation from many adjacent landowners and the conservancy owner enables us to press forward to finally get it established. CK Morey, our District Forester, and Forester Mark Loveall have written a prescription for the breaks which specifies the desired characteristics. We've selected a contractor, and work should begin as soon as weather permits. Anticipate 25-30 day project with completion in May-June time frame.

Nearly 40 individuals are in various stages of grant-supported mitigation on their individual lots. At this point, we are not sure if the grant will provide funds to support further individual lot work, so additional interested individuals are not assured of reimbursement.

All work under this grant must be completed by late this year, with all reimbursement paperwork sent to the District Forester by Christmas.

Thanks primarily to Michelle Blake, the FWHM committee has applied for another Colorado State matching grant to augment the existing Federal grant funds.

Bridge Committee

The Exhibit for the PUC application to re-open the Morley grade crossing have by Bob Just Architectural and Engineering, and those exhibits, along with letters of support and the narrative have sent to the Metro attorney for finishing and submission. The emergency road through the tunnel at exit 2 is being maintained and improved with a new culvert.

Road Committee

Recent snow- not all roads done due to quick melt off. Continued plowing would have caused road damage.

Lots of ditch work being done, north side mainly including Fishers Peak & Upper Gallinas.

Road Chairman John Norard will be out for surgery, Bob Scott is the alternate contract liaison and will stand in for him.

Compliments on recent snow removal work from the floor to Garretts.

Plan to close Fox Trail to traffic (except Roberto Jordan) during road basing work (about 21 days).

Covenants Committee

Handed out Lot J5 mutual agreement which will has been reviewed by attorney Dennis Malone. Discussion of history of J5 and why this is necessary.

Discussion on renter's uncontrolled dogs. Suggested Covenant change to explicitly state that it is the Owner's responsibility to advise renters of SFTR rules. Suggestion tabled, Board decided current covenants (Paragraph 8.1.4.3) are adequate.

Finance Committee

Several new foreclosures, list growing. Many are bankruptcies which delay payment but are eventually paid.

14 new liens filed.

Paid \$148 income tax bill for 'Special Purpose Revenue' (interest is taxable).

HOA State Registration renewed.

Nancy ordered new laptop to replace the one she has been using until it failed.

See attachments for current financial statements.

Communications

Meeting planned on Friday, April 13 at 11:00 at Dr. 'J's house. Main topic is get update on Viaero's plans for towers in local area. Ed Gonzalez from Viaero will be in attendance.

Viaero is busy acquiring sites. Have Cokedale site approvals and plan tower constructions soon.

Community Preparedness Committee

Meeting scheduled directly after POA Board meeting to discuss implementation of new Emergency Automated Calling system.

Note that PC in guard shack (used with cameras) is down. Monte Beaver offered old desk top as replacement.

6. New Business

None.

Executive Session

POA Board went into Executive Session.
Executive Session ended.

7. Next Meeting scheduled for June 2, 2012

Meeting Adjourned

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru Mar YTD 2012	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012				
			Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,288	315,288	315,288		315,288	0	453 Lots @ \$696.00per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000		-100,000	100,000	
Less: Change in Accounts Receivable	-65,017	-65,017	-6,960		-6,960	-58,057	Projecting 10 lots @ \$696
Total DUES	370,790	370,790	328,847	0	328,847	41,943	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	279	279	1,000		1,000	(721)	
Finance Charges	742	742	1,500		1,500	(758)	
Conservancy Trust Funds	0	0	1,500		1,500	(1,500)	
Lien Fees	350	350	200		200	150	
Processing Fees	1,820	1,820	1,600		1,600	220	
Other	0	0	0		0	0	
Total CASH	373,981	373,981	337,647	0	337,647	36,334	
GENERAL EXPENSES							
Admin - Accounting Services	1,800	1,800	8,200		8,200	(6,400)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	906	906	2,000		2,000	(1,094)	Postage & office supplies
- Insurance	0	0	5,400		5,400	(5,400)	
- Legal	-154	-154	10,000		10,000	(10,154)	
- Property Taxes	391	391	550		550	(159)	
- Credit Card Fees	259	259	1,392		1,392	(1,133)	
- Other	871	871	3,000		3,000	(2,129)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	4,072	4,072	30,542	0	30,542	(26,470)	
Common - Road Work	28,836	28,836	260,492		260,492	(231,656)	
- Snow Removal	3,928	3,928	25,913		25,913	(21,985)	
- Bldg/equip	0	0	1,000		1,000	(1,000)	
- Trash Removal	3,200	3,200	13,200		13,200	(10,000)	
- Weed Control	0	0	2,000		2,000	(2,000)	
- Greenlands	0	0	500		500	(500)	
- Utilities	259	259	1,000		1,000	(741)	Hotline Telephone & Guard Shack Electricity
- Other	2,500	2,500	0		0	2,500	
Total COMMON	38,722	38,722	304,105	0	304,105	(265,383)	
Communications	39	39	1,500		1,500	(1,461)	
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500		500	(500)	
Total COMMITTEE EXPENSE	39	39	3,000	0	3,000	(2,961)	
Total DISBURSEMENTS	42,833	42,833	337,647	0	337,647	-294,814	
NET	331,148	331,148	0	0	0	331,148	
NET CASH	331,148	331,148	0	0	0	NET CASH BUDGET	
Cash in Bank							
Checking	2,839	2,839	Difference between Net Cash & Cash in Bank = \$7984.77 - A/P				
Money Market Account	236,294	236,294					
Reserve	100,000	100,000					
Total Cash in Bank	339,133	339,133					
Total Accounts Receivable	74,654	74,654					

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru Jan YTD 2012	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012				
			Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carry forward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,984	315,984	315,984		315,984	0	454 Lots @ \$696.00per lot
Less: Reserve for Bridge Upgrading	0	0	-100,000		-100,000	100,000	
Less: Change in Accounts Receivable	-104,328	-104,328	-6,960		-6,960	-97,368	Projecting 10 lots @ \$696
Total DUES	332,175	332,175	329,543	0	329,543	2,632	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	66	66	1,000		1,000	(934)	
Finance Charges	30	30	1,500		1,500	(1,470)	
Conservancy Trust Funds	0	0	1,500		1,500	(1,500)	
Lien Fees	25	25	200		200	(175)	
Processing Fees	1,440	1,440	1,600		1,600	(160)	
Other	0	0	0		0	0	
Total CASH	333,737	333,737	338,343	0	338,343	-4,606	
GENERAL EXPENSES							
Admin - Accounting Services	600	600	8,200		8,200	(7,600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	42	42	2,000		2,000	(1,958)	Postage & office supplies
- Insurance	0	0	5,400		5,400	(5,400)	
- Legal	-154	-154	10,000		10,000	(10,154)	
- Property Taxes	0	0	550		550	(550)	
- Credit Card Fees	12	12	1,392		1,392	(1,380)	
- Other	367	367	3,000		3,000	(2,633)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	867	867	30,542	0	30,542	(29,675)	
Common - Road Work	3,959	3,959	261,188		261,188	(257,229)	
- Snow Removal	0	0	25,913		25,913	(25,913)	
- Bldg/equip	0	0	1,000		1,000	(1,000)	
- Trash Removal	1,000	1,000	13,200		13,200	(12,200)	
- Weed Control	0	0	2,000		2,000	(2,000)	
- Greenlands	0	0	500		500	(500)	
- Utilities	83	83	1,000		1,000	(917)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0		0	0	
Total COMMON	5,042	5,042	304,801	0	304,801	(299,759)	
Communications	39	39	1,500		1,500	(1,461)	
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500		500	(500)	
Total COMMITTEE EXPENSE	39	39	3,000	0	3,000	(2,961)	
Total DISBURSEMENTS	5,948	5,948	338,343	0	338,343	-332,395	
NET	327,789	327,789	0	0	0	327,789	
NET CASH	327,789	327,789	0	0	0	0	NET CASH BUDGET
Cash in Bank							
Checking	11,133	11,133	Difference between Net Cash & Cash in Bank = \$450 - A/P				
Money Market Account	217,106	217,106					
Reserve	100,000	100,000					
Total Cash in Bank	328,239	328,239					
Total Accounts Receivable	113,964	113,964					

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
2 Jun, 2012 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott – President
Jim Davis – Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

None

Guests Present:

Lynne Parker, Ann Scott, Mary Ghormley, Charlotte Auferheide, Steve Wagner, Flora Martinez, Karla & Russ Gorrell, Phil Dunn, Monty Beaver RC Ghormley, Dennis Scott

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 7 Apr 2012 regular meeting
5. Committee reports

Common Area

The bars on the dumpsters have had lock pins installed to forestall Bears. Please replace lock pins after opening dumpsters.

We have received a permit from 'The Greenlands Reserve' for an yearly one-day parking in the conservancy area. Still waiting for permission to install a temporary fence for the picnic.

Tentative date for cows arriving on SFTR is 6/17. No idea how many this year.

Mitigation Report

Work under the current forestry Emergency Supplemental grant (\$244K) must conclude by the end of this year to be considered for reimbursement.

Regarding the conservancy fuel break, we anticipate the selected contractor (Rue Logging) will begin work within the next 10 days. Mark Loveall, district forester, has provided a prescription describing the mitigation requirements. Work is anticipated to take several weeks. Linda Brown and John Noard are the designated points of contact with the contractor.

Rue Logging has also agreed to make equipment available for mitigation on individual lots. Interested individuals should contact Michelle Blake or Jeff Smith. Individuals should not contact the contractor directly at this point in time.

All Emergency Supplemental grant funds have currently been allocated (not spent, but allocated). In addition to the fuel break work, approximately 30 individuals have submitted plans for individual lot mitigation. About 10 of these are complete, plus the Southern Fox Trail work, and have recently been submitted for reimbursement (78 acres, \$33K). Several interested individuals are also on the stand-by list, should money become available.

We currently have another grant application pending for a smaller amount, thanks to Michelle Blake. Anyone wishing to do individual lot mitigation under this new grant is encouraged to contact either Michelle or Jeff Smith for instructions on how to submit a plan.

We are requesting an exemption from Fire Chief Buddy Curro to the County fire restrictions to allow Rue Logging's work to continue past 4:00. Still need volunteers to monitor work site for several hours after each day's work is done.

Greg Beaumont is the weed control guy this year. Weed control is scheduled for Saturday 6/9 at 9:00. Volunteers will meet by the mailbox. Weeds are much more abundant this year due to rain, but chemical is still proving effective.

Bridge Committee

Our attorney is in contact with railroad asking for the cost of reconstructing the grade crossing Morely. traffic. PUC ha reviewed our draft proposal but needs construction cost to be included. After receiving RR cost figures, next steps are to complete application and file. Noted that there is \$97,500 in bridge fund. Hope that the State RR fund for installing crossings may be a source of funds.

Road Committee

Road basing of Fox Trail has been completed. Noted that wash-boarding is starting to occur on Fox Trail mainly due to speeding. **Please don't speed!!** Work also done on Squirrel Lane. No further road-basing this year. Will continue drainage projects and road grading when moisture permits.

Covenants Committee

The 'Mutual Release' for the Morley property (J5) will be sent to owner this week.

Thanked Board for consideration of renter notification in last meeting

Finance Committee

See attachments for current financial statements.

Reported 10 people basically not paying dues.

Noted that County collection procedures are much more efficient now due to new computer system. Requested a change in the 'Annual Assessment Collection Procedure' previously resolved by the Board to allow Treasurer to use either County or an attorney for collections. Motion made by Nancy Allred. Motion passed.

Communications

Viaero is still working on acquiring sites. When their Cokedale tower is complete there is the possibility that they may desire installation of additional antenna sites at locations on the Ranch. If this proves feasible there might be some income potential for SFTR.

Community Preparedness Committee

Meeting scheduled directly after POA Board meeting to follow up on previous meeting recommendations. Also planning to have Bob Holder give talk on bears due to increasing number of bear contacts.

Got agreement from County Fire Marshal to have 911 center call a central contact (currently John Parker) with emergency updates as needed. This information will then be communicated via Web, Hotline or emergency call back system. Marshal requesting written request to implement this procedure.

Provided 20 copies of current SFTR map to FPPFD Fire Chief and Ambulance Service. Requesting that a mailbox be provided on guard shack to hold more maps for emergency responders.

6. New Business

None.

7. Next Meeting scheduled for August 4, 2012

Meeting Adjourned

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

POA	Total Thru May YTD 2012	Original	Adjust	Revised	Over (Under)	
		Budget	Budget	Budget	Budget	
GENERAL INCOME						
Carryforward for Roads & Bridge	120,519	120,519		120,519	0	
Annual Dues	315,288	315,288		315,288	0	453 Lots @ \$696.00 per lot
Less: Reserve for Bridge Upgrading	-2,500	-2,500	-100,000	-100,000	97,500	
Less: Change in Accounts Receivable	-37,964	-37,964	-6,960	-6,960	-31,004	Projecting 10 lots @ \$696
Total DUES	395,343	395,343	328,847	0	328,847	66,496
Grazing Lease	0	0	3,000	3,000	(3,000)	
Interest (general only)	981	981	1,000	1,000	(19)	
Finance Charges	483	483	1,500	1,500	(1,017)	
Conservancy Trust Funds	0	0	1,500	1,500	(1,500)	
Lien Fees	472	472	200	200	272	
Processing Fees	1,880	1,880	1,600	1,600	280	
Other	0	0	0	0	0	
Total CASH	399,159	399,159	337,647	0	337,647	61,512
GENERAL EXPENSES						
Admin - Accounting Services	3,000	3,000	8,200	8,200	(5,200)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,017	1,017	2,000	2,000	(983)	Postage & office supplies
- Insurance	0	0	5,400	5,400	(5,400)	
- Legal	2,117	2,117	10,000	10,000	(7,883)	
- Property Taxes	391	391	550	550	(159)	
- Credit Card Fees	334	334	1,392	1,392	(1,058)	
- Other	1,091	1,091	3,000	3,000	(1,909)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	7,950	7,950	30,542	0	30,542	(22,592)
Common - Road Work	113,015	113,015	260,492	260,492	(147,477)	Est \$20,942 in Leone bill for May - no est for Trail's End - 2nd half of May
- Snow Removal	9,993	9,993	25,913	25,913	(15,920)	
- Bldg/equip	0	0	1,000	1,000	(1,000)	
- Trash Removal	5,400	5,400	13,200	13,200	(7,800)	
- Weed Control	0	0	2,000	2,000	(2,000)	
- Greenlands	0	0	500	500	(500)	
- Utilities	428	428	1,000	1,000	(572)	Hotline Telephone & Guard Shack Electricity
- Other	0	0	0	0	0	
Total COMMON	128,836	128,836	304,105	0	304,105	(175,269)
Communications	39	39	1,500	1,500	(1,461)	
Covenant Committee	0	0	1,000	1,000	(1,000)	
Depreciation Expense	0	0	0	0	0	
CPC	0	0	500	500	(500)	
Total COMMITTEE EXPENSE	39	39	3,000	0	3,000	(2,961)
Total DISBURSEMENTS	136,825	136,825	337,647	0	337,647	-200,822
NET	262,334	262,334	0	0	0	262,334
NET CASH	262,334	262,334	0	0	0	NET CASH BUDGET
Cash in Bank						
Checking	4,275	4,275	Difference between Net Cash & Cash in Bank = \$24,402 - A/P			
Money Market Account	184,961	184,961				
Reserve	97,500	97,500				
Total Cash in Bank	286,736	286,736				
Total Accounts Receivable	47,601	47,601				

Santa Fe Trail Ranch POA Annual Assessment Collection Procedure

Policy:

Per Article 4.3 of the Covenants, annual assessments are billed on January 1st of each year. Per Article 4.8 property owners can make arrangements to pay their dues on a quarterly basis. If, however, the property owner neither pays the dues within 30 days nor makes payment arrangements with the POA Treasurer, the following shall take place:

Procedure:

Per Article 4.9 of the Covenants, the delinquent property owners shall be charged an eighteen percent (18%) interest charge from the original due date of January 31st. As of April 1st, liens will be placed on the property. The property owners will be notified in writing that the lien has been placed and that if not remedied within thirty days, will be turned over for collection with the understanding that any attorney fees and/or expenses incurred are payable by the property owner.

Minutes
Santa Fe Trail Ranch POA
Special Board Meeting
22 Jun, 2012 8:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott – President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

Jim Davis – Vice President

Guests Present:

None.

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Went into Executive Session.
5. Came out of Executive Session
6. Opened meeting for motions.

Motion made to terminate contract with Trails End due to their violation of the contract terms. Motion was approved by Board.

Motion made to offer same contract to 'Heath Andreatta Excavation LLC' but with rates proposed by Heath Andreatta in their 6/21/12 estimate. Motion was approved by the Board.

7. Meeting was adjourned.

Minutes
Santa Fe Trail Ranch POA
Regular Board Meeting
4 Aug, 2012 9:00 AM
Lazaro Martinez Station, SFTR

Directors Present:

Bob (L) Scott – President
Jim Davis – Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown
Tony Riley

Directors Absent:

None

Guests Present:

Doris Noard, Val Allred, Joe Richards, JoAnn Roundy, Charlotte Aufderheide, Ann Scott, Susan Coopet, Rob Coopet, Mary & RC Ghormley, Michelle Blake, Steve Edholm.

1. Call to order
2. Proof of notice given
3. Roll call, quorum established.
4. Approval of minutes of 2 Jun 2012 regular meeting and Executive Session
5. Committee reports

Common Area – See Aug 4, 2012 Report Addendum

Dumpster Control procedures were discussed at length. Some of the suggestions made were as follows:

- Eliminate dumpsters completely
- Use trail cameras to track offenders
- Add 20 cu. yd. Roll offs to accommodate non-garbage type items
- Lock dumpsters, open during controlled supervised times only
- Gate or cages around dumpsters with residents having keys

- Use any available means to 'educate' residents on proper usage
- Have locked gates at main bridge entrance
- Add some 'friendly' signs advising of usage guidelines
- Suggested that decision should be put in front of membership at annual meeting.

Numerous pros/cons of each discussed. No definitive conclusions reached. Common Area Committee will meet, discuss and submit two options for Boards' next meeting.

More concern/worry expressed about theft/vandalism of mailboxes. This will also be discussed at the Common Area meeting as well.

The damage to two of the mail box units resulted in POA learning that we own the boxes and are responsible for repair/replacement. Post Office technician inspected damage and said 'they should be replaced, not possible to repair'. Current plan is to order three new units, two for replacement and one new one to accommodate resident growth. Old boxes will be kept with an eye to repairing them despite PO technician's misgivings.

Mitigation Report

The Rue Logging mitigation effort at SFTR had concluded, with the last tree being mulched at John/Janet Wood's place at 9:10 am on 7/12/12. General agreement that effort was hugely successful. See attached Mitigation Committee report.

Bridge Committee

Our appeal to the PUC to open the Morley RR crossing has been submitted. BNSF asked for dismissal saying the crossing is private, and subject to PUC jurisdiction. Bob Scott obtained a plat and the legal description which shows that Lot J5 is on both sides of tracks at that point. The Board voted to give the Metro an easement for the J-5 roads. Will be submitted to PUC to refute BNSF dismissal request.

Road Committee

Committee will build and maintain a spreadsheet showing condition of all roads on the ranch.

Use of mag-chloride was discussed. Research indicates it might be corrosive and slippery when wet. Some discussion of amounts needed. Doesn't look favorable at this time

Still doing general grading when moisture permits.

Covenants Committee

Discussion of need for 'beefier' fines provision. No conclusions reached.

Example of resident following trespasser and advising them of private property rules.

Use of laser speed guns again recommended. Speeding still a problem.

No response from Merrill concerning the assessing of POA dues upon any transfer of the Morley property. No modification needed per lawyer.

Finance Committee

See attachments for current financial statements.

Only over budget area is Weed Control where too much expensive chemicals were ordered. Adjustments from other committee budgets going to Weed Control were agreed to and will be reflected in next P&L.

Communications

Article in Colorado Springs Journal indicating Federal Funds were available through the Qwest RM Regional Office for rural internet building was explored. After much phone chasing at Qwest we were informed money had already been allocated. Some follow-up may ensue to assure this fact.

Community Preparedness Committee

Reported that our Emergency Call system is in place and working. This will allow us to make mass emergency calls to all phone numbers listed on our Web database with 5 -10 minutes if needed. Need expressed to advise members to keep their phone numbers current.

Main contact for getting emergency messages out is John Parker. Backups are Ann Scott and Nancy Allred.

Suggested more testing should be done. Will send test messages to POA Board members as further testing.

6. New Business

Joe Richards announce he is running for County Commissioner. .

John Parker, as secretary, asked to allow ballot counting at this years Annual Meeting begin one hour before meeting so as to have count available in a more timely manner. Board agreed.

Doris Noard, Charlotte Aufterheide and Michell Blake volunteered to assist with counting.

Parker also suggested changing Covenants at next update to not require mailing ballots to membership when there are only three candidates for three open positions. This would save \$300-\$400. Board will consider. Might be a problem if there are nominations from the floor during the meeting.

7. Next Meeting (Annual Meeting) scheduled for October 6, 2012 at TSJC.

Meeting Adjourned

Common Area Report
August 4, 2012

As RC just stated, the fire mitigation project is finished. The majority of the grant money rewarded to the ranch went into the Conservancy forest health and fuel break. It is the consensus of the Fire Mitigation Committee and many property owners that have voiced their approval that the Conservancy looks great and Rue Logging did an awesome job in thinning out the forest. In the interest of time, I will not name everyone that deserves recognition, but you know who you are and you all deserve applause!!

An area of on-going concern is the recent dumpster violations we've encountered. Bear bar pins are not being put back in, construction material filling the containers, tree trimmings, and loose trash. All of these have resulted in wasted time rectifying the particular infraction.

If problems continue, we should look at various solutions to combat the issue in lieu of discontinuing the trash service altogether. Solutions suggested have been. Signage - locks - cages - gates - and removing the dumpsters, suspending trash service to the ranch. We've tried signage several times. Didn't work. Locking the containers with trash dumping hours is an option, however, I'm sure the hours they are locked, without a trash guardian on duty, will result in trash being left along side the containers. A cage built around the dumpsters is a great idea, but would possibly make it difficult for the trash trucks to empty the containers and again, trash along side the cage. Security cameras need a power source among other requirements and the current location of the dumpsters does not make that a feasible alternative.

However, I did some research on game cams and that may be another viable option. They are wireless, motion activated, priced reasonably, and take pictures day or night. I've handed each Board Member an information sheet for their review. The sheet contains specifics on a game cam that has great reviews and seems to have all the options we need.

Obviously, we are hoping the dumpster problems will subside and no action at all need be taken. We are also open to any and all suggestions.

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru July YTD 2012	Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,288	315,288	315,288		315,288	0	453 Lots @ \$696.00 per lot
Less: Reserve for Bridge Upgrading	-2,500	-2,500	-100,000		-100,000	97,500	
Less: Change in Accounts Receivable	-24,298	-24,298	-6,960		-6,960	-17,338	Projecting 10 lots @ \$696
Total DUES	409,009	409,009	328,847	0	328,847	80,162	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	644	644	1,000		1,000	(356)	
Finance Charges	1,296	1,296	1,500		1,500	(204)	
Conservancy Trust Funds	470	470	1,500		1,500	(1,030)	
Lien Fees	472	472	200		200	272	
2012 Mitigation Grant	33,761	33,761	0		0	33,761	Unbudgeted Mitigation work - offset by expense below
Processing Fees	1,880	1,880	1,600		1,600	280	
Other	0	0	0		0	0	
Total CASH	447,532	447,532	337,647	0	337,647	109,885	
GENERAL EXPENSES							
Admin - Accounting Services	3,600	3,600	8,200		8,200	(4,600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,062	1,062	2,000		2,000	(938)	Postage & office supplies
- Insurance	0	0	5,400		5,400	(5,400)	
- Legal	5,597	5,597	10,000		10,000	(4,403)	
- Property Taxes	391	391	550		550	(159)	
- Credit Card Fees	568	568	1,392		1,392	(824)	
- Other	1,622	1,622	3,000		3,000	(1,378)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	12,839	12,839	30,542	0	30,542	(17,703)	
Common - Road Work	136,238	136,238	260,492		260,492	(124,254)	
- Snow Removal	9,993	9,993	25,913		25,913	(15,920)	
- Bldg/equip	0	0	1,000		1,000	(1,000)	
- Trash Removal	7,600	7,600	13,200		13,200	(5,600)	
- Weed Control	4,674	4,674	2,000		2,000	2,674	
- Greenlands	0	0	500		500	(500)	
- Utilities	601	601	1,000		1,000	(399)	Hotline Telephone & Guard Shack Electricity
- 2012 Grant Reimbursement	33,761	33,761	0		0	33,761	Unbudgeted Mitigation work - offset by Revenue above
- Other	0	0	0		0	0	
Total COMMON	192,868	192,868	304,105	0	304,105	(111,237)	
Communications	78	78	1,500		1,500	(1,422)	
Covenant Committee	0	0	1,000		1,000	(1,000)	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500		500	(500)	
Total COMMITTEE EXPENSE	78	78	3,000	0	3,000	(2,922)	
Total DISBURSEMENTS	205,785	205,785	337,647	0	337,647	-131,862	
NET	241,747	241,747	0	0	0	241,747	
NET CASH	241,747	241,747	0	0	0	0	NET CASH BUDGET
Cash in Bank							
Checking	4,107	4,107	Difference between Net Cash & Cash in Bank = \$3,459 - A/P				
Money Market Account	143,600	143,600					
Reserve	97,500	97,500					
Total Cash in Bank	245,207	245,207					
Total Accounts Receivable	33,935	33,935					

Agenda
Santa Fe Trail Ranch Property Owners Association
Annual Membership Meeting
October 6, 2012 9:00 AM
Pioneer Room at Trinidad State Junior College

Directors Present;

Bob (L) Scott – President
John Sanders - Vice President
Nancy Allred – Treasurer
John Parker – Secretary
John Noard
J Allen Aufderheide
Linda Brown

Jim Davis – Vice President - **Absent**
Tony Riley - **Absent**

Guests Present:

Mark Loveall, William Latham, Rick Kinder, Kate Kerr, Joel & Jody Cox, Nancy & Dennis Scott, Joe & Leslie Modica, Dena & Steve Wagner, Dale Swett, Phil Dunn, Vicky Mumm, Carol & Jeff Smith, Linda & Charles Austin, Barb & David Wurfel, Deb Roberts, Monte & Sharon Beaver, Robert Dye, Val Allred, Ann Scott, Deane Hart, Brad Askew, Rick Johnson, Greg & Joan Beaumont, T. M. Nash, Steve Rening, Paula & Larry Marshall, Blair & Kriss Petersen, Ron & Carol Petersen, Joe Richards, Alice Hanson, Bret Chambers, Stev & Susan Edholm, George & Judy Sharp, Jim Brister, Jerry & Bets Withington, Fred & Harriet Vaugeois, Sharon Sorenson & Ernie Parker, Russ & Karla Gorrell

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes Oct 8, 2011 Annual Members meeting
5. Introduction of Candidates – Nancy Allred
6. Collection of Ballots & Tally of Votes –
7. Committee reports & Questions from the Floor

Common Area – Linda Brown

Linda submitted a written report which is included at end of these minutes.

Dumpsters: Trash service was almost terminated due to problem of dumping manure and concrete which prevented dumpsters from being lifted by garbage trucks due to weight. We had trouble finding one violator. A 20 yd. dumpster was tried to provide non-garbage service but household trash was put in it causing potential bear problem. Service was terminated. Thanks to the people pulling trash out of the 20 yd. dumpsters.

Mailboxes: Much finger pointing but POA was on top of issue. Decided to repair boxes ourselves (Bob) after PO approval. Know we are still vulnerable. Adding lighting within the next two weeks, as soon as San Isabel installs the poles. The surveillance system is being upgraded.

Conservancy: IPS beetles are beginning to kill trees in our area, particularly pinon but also ponderosa. Article posted on Web site, see binoculars. Will begin removing and treating conservancy trees, asking for volunteers to help. Necessary action required is to remove and spray with diesel fuel or chemicals if evidence of beetles still in tree (ie: no exit holes). They can spread fast. Mark Loveall from Col. State Forestry Service gave more information on ips pest and actions needed. Everyone is encouraged to check their lots for infestation (look for little holes with sap and sawdust coming out of the bark) and then cut down infected trees and treat the cut wood. The bugs can have up to four generations between April 1 and November 1. This could become a major problem for the Ranch.

Questions:

Did we find thieves? Not as of this writing.

Should we/can we require contractors to have roll offs. Will be pursued, may require covenant change but might be worth it.

What is device by bulletin board? A camera to help deter further criminal activities.

Bridge – Bob Scott

The PUC application to re-open the Morley crossing is ongoing. Repair or replacement of the existing bridge will be addressed one the application is settled.

Next PUC meeting....first meeting took three months next probably another 3 months. Then what? Maybe condemn crossing? How long will bridge hold up? Engineering studies couldn't/wouldn't determine a safe load rating or durability. Morley is a grade crossing hence no load limit problem.

Question about using underpass at corral. RR says you can't use, its a water crossing.

Amtrak may close track within next two years, not certain of impact on us.

Roads – John Noard

Specific questions about new road contractor were answered after the meeting on and individual basis. Contract was available for review during meeting.

Did 4 miles of road base this year. New contractor did 1.4 miles in one day. Old contractor did 1.8 miles in Spring in two weeks. New contractor working out well with newer and heavier equipment. 142 truck loads of gravel used in recent road basing.

Grader going 3-4 days a week. Mountain View now then south end, then will alternate. We were able to grade 3-4 miles previously, now shooting for 6-7 miles per day.

Questions

Can owners do their own road base? Yes but quite expensive While doing main roads, it might be possible to do some side roads with lighter standards. Road Committee will discuss.

What is contingency for snow? New operator is closer than previous operator. Multiple pieces of equipment some of which will be provide. 20 ft path with newer equipment (bigger/ heavier equipment). Deep snow, take plows down main roads first then proceed from there.

Complaint of trucks going to fast during recent road basing.

Some roads never dry out and hence never get plowed? Couldn't get to roads because of rapid melting. Tall Oaks project is example of what can be done to help with this type of problem. More similar mitigation projects might help. New contractor has agreed to start earlier which will help him to get to more roads before melting starts.

Four inches or less we don't plow. If you are doing your own plowing, please be careful not to damage the road base. Leave an inch of snow.

Questions on recent road basing: Cost: \$2000 less. Certificate meets state specs. Certificates hadn't been provided in the past. Quality of work has been excellent so far. We tried watering the material and rolling it as it was applied for the first time.

Tall Oaks is good and smooth. Stay home if possible when roads are wet and easily damaged.

Contractor is Keith Andreatti. The gravel for the Tall Oaks project was supplied by Tamrock. Budget has \$120,809 remaining before recent road basing project. Pleased with work and better equipment.

Please slow down to help preserve our roads.

Covenants – Jim Davis

Jim Davis was absent but his written report was made available to the members.

Question about political signs being put up. Political signs are allowed per State Law which covers associations such as ours.

Finance – Nancy Allred

See attached financial statement.

Reviewed Statement. Noted that mitigation money is simply pass through, no budget impact.

Building & Equipment up due to mailboxes, Security systems and new power poles. \$5,000 came out of road budget. \$198,000 in actual disbursements. Accounts Receivables mostly due to Credit Cards payments and/or quarterly payments. \$4500 of AR in foreclosures.

New policy... County Treasure will put liens on tax bill with their new computer system. Will turn over by 11/1. Attorney was expensive, so we hope this works.

Noted that everyone currently late are late only for this years dues.

Communications- J Alan Aufderheide

Dr J's last meeting, leaving Board. Thanked by everyone for work on Communications Committee and Board.

Noted Greg Beaumont's wildfire display which is part of our Firewise Certification process which makes us eligible for grant money. Thanked RC and others for getting grant money. Also thanked volunteers working on the Tall Oaks mitigation project. Encouraged everyone to look around ranch to see efforts so far.

Pinions and Ponderosa's having serious problems due to IPS bugs. Showed actual tree bark with IPS beetles look like, handout.

No progress on Qwest/Century Tel land lines for DSL. Some folks have good wireless service but no universal service yet. Doesn't think DSL will ever be available.

Communications Solutions upgrade....Suggested asking Bill LaPorte to address group. Before upgrade was getting 1.5 mps now up to 3.0 mps. Better equipment equals better throughput. Various packages available. Bronze = 10mps Silver 15 mps Gold 20 mps approximately LaPorte is asking to put up another access point on tank 3, needs to go to Metro and Communications Committee.

Question: Viaero? – no progress to report.

Noted that land-line phones still work during outage, at least until main telephone hub batteries die.

Fencing & Grazing – Jerry Withington

Questions:

Why cows? SFTR is a working ranch, thus livestock. Beneficial in that land is considered agricultural Had 85 units (170 cows) this year, starting to take out now. Thirsty cows? Cows know where water is ... they won't die of thirst.

Community Preparedness – John Parker

Major accomplishment this year is implementation of our own 'Emergency Call System'. This allows us to call every phone in our database within minutes with an appropriate emergency message.

Plans to continue work on system next year to correct some defects. Also hopes Communications Committee will consider some non-emergency uses for system.

Would like to see an effort next year to improve our relations/participation with the Fishers Peak Fire Department. They responded to numerous fires on Ranch this year and we do little to assist them.

Would like to publicize use of a \$4 App for Smart Phones which allows one person to triangulate and get a GPS reading of a fire. More information to come.

Noted that some insurance companies have started rating our area as a Class 10 (which results in significantly higher insurance rates than the usual 6 or 7 rating). Will monitor and see that local Insurance Agents have current information on our ranch protection and other factors affecting the rating.

Will hold a CPC Committee meeting soon to ascertain priorities for 2013.

Mark Loveall:

Mark works with CK. Discussed bark beetles infestation problem. At end of July he noticed lots of damage north of town, spreading our way. El Moro area getting thick with dead trees.

Questions:

How does mitigation work play into problem? Slash can attract bugs, so keep cut wood away from trees and try to do mitigation work between Nov. 1 and Apr. 1. Mitigation will help in the long run by reducing concentration of trees and competition for water.

Drought is one contributing factor.

Spraying trees with Carbaryl (Seving) prior to infestation quite effective (expensive) but have to get tops. Spring is best, especially this coming spring.

A hard freeze will help. Dead trees should be sprayed. Taking to dump is OK.

8. Metro District Presentation – Water System 101 – Bob Scott

Bob Scott gave a short slide presentation on the Water System on SFTR.

Some highlights:

67 miles of pipes. Three 110,000 gallon tanks. SCADA is a wireless control system built by John Sanders and RC for 1/5 cost of a contractor. System allows for the remote monitoring of tank levels and pump activity. Helps alert the Metro to leaks. Radio system for people working on system or roads quite effective. Telephone lines typically located next to water pipes. The lines were not consistently buried to 4 feet, so locating and repairing shallow sections during freezing weather will be an ongoing problem. We now fuse poly pipe rather than using a mechanical repair coupler whenever possible. Extremely pleased with new contractor's work for the Metro District.

9. Outcome of Votes –

159 – Linda Brown

164 – Bob Scott

156 Jeff Smith

9. New business will be deferred to the regular Board meeting following this meeting

10. Adjourned

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru Sept YTD 2012	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012				
			Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,288	315,288	315,288		315,288	0	453 Lots @ \$696.00 per lot
Less: Reserve for Bridge Upgrading	-2,500	-2,500	-100,000		-100,000	97,500	
Less: Change in Accounts Receivable	-15,249	-15,249	-6,960		-6,960	-8,289	Projecting 10 lots @ \$696
Total DUES	418,058	418,058	328,847	0	328,847	89,211	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	795	795	1,000		1,000	(205)	
Finance Charges	2,097	2,097	1,500		1,500	597	
Conservancy Trust Funds	675	675	1,500		1,500	(825)	
Lien Fees	522	522	200		200	322	
2012 Mitigation Grant	33,761	33,761	0		0	33,761	Unbudgeted Mitigation work - offset by expense below
Processing Fees	1,880	1,880	1,600		1,600	280	
Other	0	0	0		0	0	
Total CASH	457,788	457,788	337,647	0	337,647	120,141	
GENERAL EXPENSES							
Admin - Accounting Services	6,400	6,400	8,200		8,200	(1,800)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	1,578	1,578	2,000		2,000	(422)	Postage & office supplies
- Insurance	5,676	5,676	5,400	276	5,676	0	
- Legal	9,254	9,254	10,000		10,000	(746)	
- Property Taxes	391	391	550	-159	391	(0)	
- Credit Card Fees	766	766	1,392		1,392	(626)	
- Other	2,072	2,072	3,000	-117	2,883	(811)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	26,137	26,137	30,542	0	30,542	(4,405)	
Common - Road Work	139,683	139,683	260,492		260,492	(120,809)	
- Snow Removal	9,993	9,993	25,913		25,913	(15,920)	
- Bldg/equip	3,761	3,761	1,000		1,000	2,761	Purchase of new mailboxes & security hardware
- Trash Removal	9,800	9,800	13,200		13,200	(3,400)	
- Weed Control	4,674	4,674	2,000	1,800	3,800	874	
- Greenlands	500	500	500		500	0	
- Utilities	2,969	2,969	1,000		1,000	1,969	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- 2012 Grant Reimbursement	33,761	33,761	0		0	33,761	Unbudgeted Mitigation work - offset by Revenue above
- Other	0	0	0		0	0	
Total COMMON	205,142	205,142	304,105	1,800	305,905	(100,763)	
Communications	1,058	1,058	1,500	-400	1,100	(42)	
Covenant Committee	0	0	1,000	-1,000	0	0	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500	-400	100	(100)	
Total COMMITTEE EXPENSE	1,058	1,058	3,000	-1,800	1,200	(142)	
Total DISBURSEMENTS	232,337	232,337	337,647	0	337,647	-105,310	
NET	225,451	225,451	0	0	0	225,451	
NET CASH	225,451	225,451	0	0	0	0	NET CASH BUDGET
Cash in Bank							
Checking	1,970	1,970	Difference between Net Cash & Cash in Bank = \$4,346 - A/P				
Money Market Account	130,327	130,327					
Reserve	97,500	97,500					
Total Cash in Bank	229,797	229,797					
Total Accounts Receivable	24,886	24,886					

Common Area Report
Annual POA Board Meeting – October 6th, 2012

As you know, the Common Area Committee has been pretty busy these last few months. We've had to deal with various dumpster infractions as well as the vandalism of and theft from our mailboxes.

The dumpster problems were unsettling in the fact that our trash service was on the verge of being terminated. Finding a viable solution to stop an isolated violator was difficult at best. Rather than spending a good sum of money on security cams at each dumpster site, just to catch one violator, seemed absurd. The Committee agreed to have a 20 yard roll-off delivered, so everyone could benefit by dumping non-household trash in it rather than having to drive to the dump. As most of you know, within 24 hours, several bags of household trash were thrown into the open container, a smorgasbord for the bears. The roll-off solution was terminated and Right Way picked it up by weeks end.

If you keep up with the information posted on the website, you know the mailbox fiasco was due to various finger-pointing from the Postal Service. Make no mistake that the POA was on top of it from day one. After we finally had enough of the run-around, Bob Scott repaired the damaged boxes and received the postal services' thumbs up to resume our mail delivery.

We are going to have lighting at the mailboxes as soon as San Isabel gets the poles installed. Tony Riley has been in contact

with them for several weeks – they came out and marked the location – we are still waiting for the installation. When the poles are set, we have 2 hi-tech security cams that will be placed within the mailbox area. In addition to that, as recommended by Baca Security, we are re-positioning the guard shack cams in order to get better viewing on the vehicles that enter and leave the ranch.

2

I would like to thank John Sanders and Bob Scott for purchasing the cable and conduit, as well as their time and labor to get the job done. According to all schedules, this project should be completed within 2 weeks.

Lastly; the Conservancy report: We are trying to keep up with the dying trees in the Conservancy as a result of the IPS attacks. If you would like to help with the removal and/or treatment of these trees, please let me know after the meeting or via email or phone. I only have a couple of volunteers and I don't want to burn them out by asking them for help every time I find a dying tree. I would really appreciate any time and help you can spare. I would like to take this opportunity to recommend to everyone that they keep an eye out for dying trees on their property and to take the necessary action.

IPS can spread remarkably fast if left untreated, and that in turn, will let a wildfire burn unchecked.

Forest Health and Wildfire Mitigation Committee report to the SFTR POA Board,
10/6/12

The long-awaited and much-heralded SFTR common-area mitigation effort began on the conservancy at 9:34am, June 7, 2012 with work completed on July 27. The contractor was Rue Logging of Southfork, CO. The work was paid for by an Emergency Supplemental grant administered by CO State Forest Service.

Approximately 325 acres were treated on a cost-per-acre basis, with the majority of that area being along the conservancy (as specified in our SFTR Community Wildfire Protection Plan) and a connecting jeep trail. Additionally, nearly 300 hours were contracted by individuals as by-the-hour work, which very roughly equates to 150 acres. Total acreage treated by Rue was somewhere around 475 acres. Approximately half of the individual work cost will be reimbursed by the existing grant; the remainder was paid for out-of-pocket by individual lot owners. Some individual lot owners continue to do work under the grant, which closes out in December.

Many thanks to all who helped make this happen. Approximately 50 individuals assisted in some way, either minor or major, to pull this off. The list of tasks includes: generating corner pin coordinates; marking pins and flagging borders; contacting individuals for permission to mitigate on their property; planning areas to be mitigated; directing the mitigation crew; providing cookies, cold water, Gatorade, watermelon, supper x 2, and snacks for the crew; helping move their vehicles between work sites; moving the fire suppression equipment almost daily; coordinating with property owners; working the myriad administrative and funding aspects; fire watch each day; raking debris; helping cut trees adjacent to Gallinas; and a plethora of other details associated with an operation of this magnitude. It wouldn't have happened without such great SFTR support from many, many folks.

The Rue Logging crew was superb: eager to please, enthusiastic, professionally competent, and willing to do whatever was necessary to meet our needs.

Fishers Peak Fire Protection District cooperation in coordination with the LaVeta District CSFS office (CK Morey and Mark Loveall) also was crucial in ensuring fire-safe working conditions.

Additionally, three mini-fuel reduction areas have been worked under the grant: Aspen Trail; Tall Oaks; and southern Fox Trail.

Thanks to Linda Brown and Dave Skogberg for completing an application for another grant for further mitigation at SFTR.

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---RC Ghormley for the Forest Health and Wildfire Mitigation
Committee

**SANTA FE TRAIL RANCH PROPERTY OWNERS ASSOCIATION
COVENANT COMMITTEE REPORT
FISCAL YEAR 2012**

It may be appropriate to say that the Santa Fe Trail Ranch community experienced a successful year in the observance of its covenants, as the Covenant Committee did not experience any real “serious” issues that came before it. That is not to say that no issues of concern were brought to its attention, but the issues that arose were, to a great degree, resolved through an explanation of the appropriate Covenants and with patience as well as the cooperative help of our neighbors and friends. Ideally, that is how a community such as ours should work in the operation of its governance. The Covenant issues that did arise during the past year principally had to do with personal property upkeep as well as control of our pets and animals. It is important that all property owners and guests observe the requirements of our Covenants in regard to those issues.

We all are experiencing, to one degree or another, the difficulties caused by these economic times. It is to our collective credit that we have and strive to maintain our compassion and concern for our neighbors in this very unique community. The very important objectives of maintaining the integrity, safety and intrinsic value of the Santa Fe Trail Ranch as our home and/or our investment in the future are the common threads that bond us together. The simplest way to avoid any contentiousness and abuse of our Covenants is to keep those objectives in mind when making personal decisions.

The Covenant Committee is always open to anyone's concerns, ideas or in the resolution of real problems. The Covenants were written in the spirit of allowing all owners to truly enjoy their properties while respecting the rights of their neighbors to do the same. We applaud the manner in which our community has worked to succeed in that purpose. We all must strive to make 2013 another successful year.

Respectfully submitted,

Jim Davis

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
6 Oct 2012, Following the Annual Meeting
TSJC General Purpose Room

Directors:

Bob Scott - President
Jim Davis – Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker - Secretary
John Noard
Tony Riley
Linda Brown
Jeff Smith

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Election of Officers – See above for results
5. Approval of minutes 4 Aug 2012 regular meeting
6. Committee Assignments
 - a. Common Area – Linda Brown
 - b. Bridge Committee – Bob Scott
 - c. Roads – John Noard
 - d. Covenants – Jim Davis
 - e. Finance – Nancy Allred
 - f. Communications – John Sanders
 - g. Community Preparedness - John Parker
 - h. Grazing – Jerry Withington
 - i. Addresses – Tony Riley
7. Set meeting dates for next term
 - Dec. 8, 2012
 - Feb. 2, 2013
 - Apr. 6, 2013
 - Jun. 8, 2013
 - Aug. 10, 2013

Oct. 5, 2013 – Annual Meeting

6. New business - None

Agenda
Santa Fe Trail Ranch POA
Regular Board Meeting
8 Dec 2012, 9:00 AM
Lazaro Martinez Station, SFTR

Directors;

Present:

Bob (L) Scott - President
Jim Davis - Vice President
John Sanders – Vice President
Nancy Allred - Treasurer
John Parker – Secretary
John Noard
Tony Riley
Linda Brown

Absent:

Jeff Smith

Guests:

Vaughn & Joanne Roundy, Rick Kinder, Doris Noard, RC & Mary Ghormley

1. Call to order
2. Proof of notice
3. Roll call, determination of quorum
4. Approval of minutes for 6 Oct 2012 regular meeting & Annual Meeting
5. Committee reports

Common Area

Mitigation report-RC Ghormley

Close out report presented, see attachments. Jeff & Mark doing final work on individual lot reimbursement.

Two mini breaks done. Extra money (\$2500 - \$5000) to be kept in POA budget and used for forest health & mitigation committee efforts in future. Waiting for Mark to finish measuring to determine actual reimbursement amount. Motion to allow excess monies be retained and used by FHWM Approved.

Another grant application being worked by Linda Brown and Dave Skoberg. Agreed that FHWM should be separate committee (currently part of CPC) with R.C. as chairman.

Mailbox security updates done. 3 cameras and lights – stressing prevention.

Guard shack – supplies to move cameras on order.
New dumpster contract. Right-Way problems necessitated looking for new contractor. Twin-Enviro selected, agreed to contract modification. So far so good.
Motion to approve Twin-Enviro contract made and approved by Board.

Nothing new on conservancy. Trying to get conservancy to do pond dredging work, no progress so far.
Signs on dumpster rules recommended. Members only, household trash, close and lock lids. Will get estimate for 4 x8 sheet on posts.
Mail – trying to determine who owns boxes with PO officials. Waiting for master lock to install three new boxes. New boxes much stronger than older boxes.

Bridge Committee

Application denied by PUC without prejudice, so will be resubmitted.

Roads Committee

Road Committee meeting held 12/1/12.
Graded roads for about 230 hours, almost all roads got done. Will regrade when moisture present.
If we get 4-5 inches of snow, no grading will be done, need moisture.
Asked residents not to plow either.
Leone having 'gravel sale'. Savings on transportation \$125/\$160 savings per load.
Three spots selected for work Elk Park, Chipmunk and Tall Timber Trace. 18 truckloads planned.
RC & Mary congratulated for their work.
Tall Timber break finished, expect better snow melting. Would like to do Cottonwood next year but need more volunteers.

Covenants Committee

Nothing to report. No new complaints. In compliance with state rules and regulations. Owning our mineral rights should prevent any drilling problems.
Feel we are in better shape regarding state regulations than other POA's.

Finances

Finances are excellent, see attache P&L. 17 liens filed with county.
Overages due to mailbox area upgrades. Moved \$7500 from roads, may need more.
2013 Budget.... Use CPI index of Nov which comes out in Dec. Preliminary budget submitted. Committee chairs asked to submit budget. Motion 2.2% to approve 2.2 % dues increase based on CPI. Motion approved. Percent may change when Nov. CPI Index is published.

Communications

Nothing to report.

Guidelines for forum are resulting in better forum communications.
Too expensive to add email notifications in lieu of forum messages as suggested
by a resident.

Community Preparedness

Nothing to report.

6. New business

None.

7. Next regular meeting 2 February 2013

8. Adjourn

Forest Health and Wildfire Mitigation Committee report to the POA Dec 8, 2012

The current Emergency Supplemental grant activity is wrapping up, as described below. Another grant has been applied for, thanks to Dave Skogberg and Linda Brown. Results of that award process should be announced in a month or two.

Work funded by the current grant is complete. Jeff Smith and Mary Ghormley are working the final submissions for approval and reimbursement with Mark Loveall. Reimbursements for expenses work this way: after the work is complete and approved by CK or Mark, the paperwork is submitted to the state. The state then pays the POA, and the POA (Nancy) issues checks to individuals.

In the case of two of the community mini-fuel breaks (the one on Tall Oaks and the remaining portion of Aspen Trail) by mutual agreement of the workers early on, the reimbursement is to remain available for Forest Health and Wildfire Mitigation committee use, rather than being doled out to each individual who worked on the project. The exception to the foregoing: some individuals who brought large equipment to the work sessions will be partially reimbursed for the use of such equipment.

The above community mini-fuel break reimbursement monies will then be available in a POA account for use by the FHWM committee to support future forest health and wildfire mitigation efforts. Some such efforts may include updating the Community Wildfire Protection Plan, purchasing software to support same, contracting for CWPP support material, dredging the ponds to provide a ready source of firewater, paying for training sessions, and a team celebration for participants. POA Board approval for this arrangement would formalize these funds remaining available for FHWM committee use.

Respectfully submitted,

RC Ghormley, FHWM committee chair

Santa Fe Trail Ranch POA

YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012

	POA	Total Thru Nov YTD 2012	YEAR-TO-DATE P&L COMPARISON TO BUDGET (Accrual Basis) - 2012				
			Original Budget	Adjust Budget	Revised Budget	Over (Under) Budget	
GENERAL INCOME							
Carryforward for Roads & Bridge	120,519	120,519	120,519		120,519	0	
Annual Dues	315,288	315,288	315,288		315,288	0	453 Lots @ \$696.00 per lot
Less: Reserve for Bridge Upgrading	-2,500	-2,500	-100,000		-100,000	97,500	
Less: Change in Accounts Receivable	-3,006	-3,006	-6,960		-6,960	3,954	Projecting 10 lots @ \$696
Total DUES	430,301	430,301	328,847	0	328,847	101,454	
Grazing Lease	0	0	3,000		3,000	(3,000)	
Interest (general only)	952	952	1,000		1,000	(48)	
Finance Charges	1,963	1,963	1,500		1,500	463	
Conservancy Trust Funds	675	675	1,500		1,500	(825)	
Lien Fees	947	947	200		200	747	
2012 Mitigation Grant	178,434	178,434	0		0	178,434	Unbudgeted Mitigation work - offset by expense below
Processing Fees	1,880	1,880	1,600		1,600	280	
Other	0	0	0		0	0	
Total CASH	615,151	615,151	337,647	0	337,647	277,504	
GENERAL EXPENSES							
Admin - Accounting Services	7,600	7,600	8,200		8,200	(600)	Accounting = \$600/month, Annual CPA review = \$1000
- Supplies	2,385	2,385	2,000	385	2,385	0	Postage & office supplies
- Insurance	5,676	5,676	5,400	276	5,676	0	
- Legal	9,510	9,510	10,000		10,000	(490)	
- Property Taxes	391	391	550	-159	391	(0)	
- Credit Card Fees	902	902	1,392		1,392	(490)	
- Other	2,455	2,455	3,000	-117	2,883	(428)	Rental for Station 3, Lien Fees, Income taxes
Total ADMIN	28,919	28,919	30,542	385	30,927	(2,008)	
Common - Road Work	199,275	199,275	260,492	-7,558	252,934	(53,659)	
- Snow Removal	9,993	9,993	25,913		25,913	(15,920)	
- Bldg/equip	4,290	4,290	1,000	3,290	4,290	(0)	Purchase of new mailboxes & security hardware
- Trash Removal	12,000	12,000	13,200		13,200	(1,200)	
- Weed Control	4,674	4,674	2,000	2,674	4,674	0	
- Greenlands	500	500	500		500	0	
- Utilities	4,009	4,009	1,000	3,009	4,009	(0)	Hotline Telephone & Guard Shack Electricity & New power to mailbox area
- 2012 Grant Reimbursement	178,434	178,434	0		0	178,434	Unbudgeted Mitigation work - offset by Revenue above
- Other	0	0	0		0	0	
Total COMMON	413,174	413,174	304,105	1,415	305,520	107,654	
Communications	1,097	1,097	1,500	-400	1,100	(3)	
Covenant Committee	0	0	1,000	-1,000	0	0	
Depreciation Expense	0	0	0		0	0	
CPC	0	0	500	-400	100	(100)	
Total COMMITTEE EXPENSE	1,097	1,097	3,000	-1,800	1,200	(103)	
Total DISBURSEMENTS	443,190	443,190	337,647	0	337,647	105,543	
NET	171,961	171,961	0	0	0	171,961	
NET CASH	171,961	171,961	0	0	0	NET CASH BUDGET	
Cash in Bank							
Checking	5,005	5,005	Difference between Net Cash & Cash in Bank = \$27,504 - A/P				
Money Market Account	96,960	96,960					
Reserve	97,500	97,500					
Total Cash in Bank	199,465	199,465					
Total Accounts Receivable	12,643	12,643					