

April 6, 2024 POA Regular Board Meeting Minutes
Metro Operations Center; 9:00 am

Board of Directors Present: Robert L. Scott, Mark Thomas, Rick Kinder, Scott Tollefson, Bill Latham, Bill Nielsen, Carlin Craig, Carol Smith

Absent: Ken Dixon

Guests: John Gerald, Donnie and Christa Perkinson, Thomas and Amanda Baker, Jerry and Dorothy Kirkwood, Ann Scott, Pat Nash, Doug and Sherry Talbot, Randy Wichterman, Linda Tecklenberg, Joe and Carmen Richards, Jerry Barnes, Darla Tollefson, Lori Clark, Sue Downs, Claudia Henning, Lynne Parker, John and Joni English, Pat Nash, plus others not signed in.

Call to Order: 9:00 am

Proof of Notice: Posted on web since October 2023; reminder on website and SFTR Facebook

Roll Call and determination of quorum: one director absent - quorum achieved

Approval of Feb 6, 2024 POA Board mtg. minutes: Minutes approved without changes

Committee Reports:

A) Communications (John Gerald, chair)

The Target Date to “Go Live” on our new, updated SFTR Website has been pushed back to June 30, 2024. The Committee has been hard at work to transfer the data and update items. The new website will be user friendly and updated regularly.

The Committee could use more volunteers, with a variety of possible ways you could help. You do not need experience, just a willingness to learn or assist as able - if you would like to learn more, contact John Gerald.

B) Government Documents Review (Bill Nielsen, chair)

The rewrite of our covenants has been completed after a long couple year process, and a few delays. Many of the updates were reorganizing the material for better flow, correcting misspellings, etc. There are 4 areas in which there will be a need for Property Owner voting. These proposed changes will be mailed out by May 2 to all owners with explanations about the changes and a ballot for each lot vote. These will be counted at the next POA Meeting on June 1, 2024. This will be a Special Owners Meeting due to having the vote count.

There will be Owners meetings at the MOC on Saturday, April 13 and Sat April 20 at 9:00 am for anyone who has questions to discuss the proposed changes to the Covenants. The new CCRs will be posted on the website to review before the voting is due.

After the outcome of the Covenant voting, the By-Laws review will then be completed, with any votes needed regarding those changes to take place in October, along with the POA Board nominee voting.

Due to frequent changes at the State level (CCIOA), the Covenants concerning how POA/HOAs deal with violations, fines, and collections, the Committee has removed from our Covenants related statements about this and instead created a separate Policy (#2024.01) concerning “Violations, Fines, and Collections”. This can be found under “Legal Disclosures” on the website. This enables changes to be made to comply with CCIOA without needing to update the Covenants with each change.

C) Roads (Carlin Craig, chair)

Most of the blade work since the last meeting has been done on the south end of the Ranch, including Fox Trail, Fisher Peak Pkwy., Gallinas, Timber Park, Old Mission Ridge, and Alpine Meadows Dr. Road base was placed on Big Springs Overlook (not completed), Fox Trail, and lower Old Mission Ridge.

Note that we cannot put down road base on most of the side roads with “belly dump” trucks because they cannot turn around. The tandem dump trucks are not always available. Leone has hired some new drivers for the tandem trucks in an effort to increase availability.

Waterline repair cleanup and restoration was done on Little Bear, Locust Court, Lodgepole Trace, Fox Trail, Gallinas, and Elk Ridge.

Snow removal: We had to call Heath Andreaetta into service when Tom’s flight was canceled due to weather. Heath missed a couple roads that Tom took care of when he returned.

Tom has recently begun some road base and grading as the road base becomes available. We realize there are a lot of roads needing road base and grading, and it will be done as they are able.

Joe Richards asked about getting a YIELD sign installed at the bottom of Gallinas. Carlin will check into this. Jerry Barnes asked why Tom doesn’t grade roads he is on as he travels to another road he will be doing. Carlin will discuss with Tom.

D) Covenants (Rick Kinder, chair)

No new report. Rick has been working with the GDRC with updates and will continue to do so.

E) Forest Health and Wildfire Mitigation (Ken Dixon)

We plan to start chipping around the 15th of April. We had planned to begin sooner, but the wind and bad weather postponed the start date. Remember that the chipping of limbs from the 50 foot area around homes will end on May 31st. Please do not stack anything along the road after that date. Also please notify Ken Dixon and Scott Tollefson when you stack limbs along roads so we can add them to our list. (Limbs should be stacked cut ends out and no larger than 4 “ in diameter).

We will be working with different contractors that want to place a bid for roadway mitigation. If you know of anyone on the ranch who has a machine with a mulching attachment, ask them to get in contact with Ken Dixon if they are interested in bidding roadway work.

The work days will be announced via our SFTR Facebook page and the website. Volunteers are needed during these work days. Please tell us if you know of “blind curves” that are causing a safety issue. We have been collecting this information and will address these throughout this year. A contract for mitigation by an outside company has been okayed by the board, concentrating on Oak Park to Elk Park areas of “blind curves”.

John English mentioned that Turkey Creek really needs mitigation done along its road.

The update of the CWPP has been completed, reviewed and approved by the POA Board. This is a necessary step for future grants. Michael Hughes is thanked for his diligence and expertise in this undertaking for the SFTR ranch.

F) Finance (Mark Thomas, chair)

The SFTR Balance sheet and the Revenue and Expense summaries of 2024 Actuals and Budgets were shown and explained. They are attached to the minutes for viewing. We have 5 properties which are delinquent and have liens filed against them.

Darla Tollefson asked what our interest rate is and if we have considered a “sweep account”. Mark says we still have a fairly low interest rate and he is working on maybe getting something better, but still have the money be accessible when needed.

G) Common Area, Weed Control (Scott Tollefson, chair)

Scott has done some research and spoken with the Forester. It has been suggested that we use Grazon Herbicide to spray this year, as it is supposed to be good for Locust, and for Scrub Oak. This herbicide will be ordered, using the Weed Committee budget, for common areas. It was mentioned that the herbicide will be available for the weed committee work and those doing Adopt a Road volunteering. It is proposed to have some of the herbicide available for property owners personal use at cost.

Once mitigation has begun, the weed committee will delay spraying until the leaves begin to form on the Locust. We will then spray the areas which have been mitigated.

We are reminded to treat the dumpsters correctly and make sure the lids are closed and no trash left outside. Also to only dispose of the allowable type of trash. Report any damaged bins to Scott Tollefson. Bill Latham said the restructured lids and fasteners on the bins have seemingly worked out well.

Recycling possibilities were mentioned and a company is now coming once a month to the mailboxes to pick up recyclables for a small fee. Check out their info and advertisement on the bulletin board by the mailboxes.

H) Emergency Preparedness (Bill Latham, chair)

A CPR/AED/First Aid class is scheduled for a limited number on Saturday, April 27th at the MOC. There are still a few spots left. Contact Bill Latham if you are interested.

Reminders for safety on the Ranch were given such as suggesting to vary your route to Exit 6 to familiarize yourself with different routes on the ranch; also it is a good idea to carry a fire extinguisher in your vehicle for emergencies.

I) Grazing (Marty Pachelli, chair)

We have a signed contract for this year’s cattle grazing by lifetime Trinidad resident Justin Malespini. The contract calls for no more than 80 animal units (an animal unit is one bull, or one cow with a calf. One yearling equal ¾ animal unit). The lease goes from May 1 to July 31, 2024. All cattle are to be removed by August 15, 2024.

Justin plans to put 40-50 animal units on our ranch this year. He plans to use horses 99% of the time to move the cattle around from time to time to prevent overgrazing. It was noted that in the past we have often had 120-140 units grazing.

A representative from the committee will be on hand when cattle are brought to verify # of heads. Once the cattle are here, a phone # will be given for any concerns arising.

New Business: Carol Smith noted that our SFTR Annual Picnic will be June 29. We also have planned to hold a Flea Market on the Ranch for all owners on Saturday, July 13 at the MOC.

9:40am- Regular POA Board Meeting was adjourned and the POA Board moved into Executive session at 9:50 am to discuss legal advice and the progress on the Lawsuit. Executive Session ended at 10:05

Next meeting: June 1, 2024 at 9:00 am at the MOC - A special Owners meeting to gather & count votes regarding CCR changes, followed by Regular POA Board Meeting.

Santa Fe Trial Ranch POA					
Revenue and Expense Summaries 2024 Actuals and Budgets					
Updated 04-01-24					
	Actuals Through 03- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes	
Beginning Cash Balance at 01-01-24	\$ 339,470	\$ 339,470			
Cash Balance used for Increased Expenses in 2024 over Income	\$ (75,344)	\$ (75,344)			
Reserve for Future Projects	\$ 264,126	\$ 264,126			
General Income:					
Annual Dues	\$ 416,307	\$ 416,307	\$ -	453 lots at \$919 per lot	
Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	Expectations are to increase collection efforts including possible foreclosures in 2024	
Total General Income	\$ 411,307	\$ 411,307	\$ -		
Other Income:					
Covenant Violations	\$ -	\$ 500	\$ 500	Estimate	
Processing Fees/Credit Card Processing Fees	\$ 5,480	\$ 6,000	\$ 520	Consistent with 2023 and previous years	
Grazing Lease	\$ -	\$ 2,000	\$ 2,000	Cattle Grazing Lease expected to be negotiated for 2024	
Interest Income	\$ 1,851	\$ 4,500	\$ 2,649	Consistent with 2023 actuals	
Finance Charges	\$ -	\$ 900	\$ 900	Estimate	
Lien Fees	\$ -	\$ 300	\$ 300	Estimate	
Total Other Income	\$ 7,331	\$ 14,200	\$ 6,869		
Total Income	\$ 418,638	\$ 425,507	\$ 6,869		
Communications					
Bare Communications - Website Hosting, maintenance and upgrades	\$ 450	\$ 5,560	\$ 5,110	Includes \$3,760 in website upgrades	
TV Display	\$ -	\$ 1,055	\$ 1,055	Estimate	
Google Meet	\$ 278	\$ 1,296	\$ 1,018	Consistent with 2023	
IONOS, Acrobat, Dropbox, Microsoft, Annual	\$ 348	\$ 289	\$ (59)	Consistent with 2023 and previous years	
	\$ 1,076	\$ 8,200	\$ 7,124		
Forest Health/Wildfire Mitigation					
Forest Health/Wildfire Mitigation					
Equipment Rental and Contractor	\$ -	\$ 68,800	\$ 68,800	A total of 25 miles of roads are to be mitigated with 8 miles of that requiring equipment rental and contractor support at \$8,600 per mile Chipper supplies at \$951, Fuel and other misc. supplies at \$2,970	
Mitigation Supplies	\$ -	\$ 3,921	\$ 3,921		
	\$ -	\$ 72,721	\$ 72,721		
Weed Control					
Weed Chemicals	\$ -	\$ 2,500	\$ 2,500	Estimated expansion of locust spraying	
Total Forest Health/Wildfire Mitigation	\$ -	\$ 75,221	\$ 75,221		
Administration:					
Lien Fees					
Las Animas County Clerk	\$ -	\$ 275	\$ 275	Consistent with 2023 and previous years	
Post Office Expense					
Stamps and annual meeting mailing	\$ -	\$ 700	\$ 700	Consistent with 2023 and previous years	
Mileage Expense					
Mileage	\$ 179	\$ 350	\$ 171	Consistent with 2023 and previous years	
Bridge Inspection					
	\$ -	\$ 10,000	\$ 10,000	Place holder if needed for compliance with agreement with railroad	
Credit Card Fees					
Service Charge	\$ 2,763	\$ 5,000	\$ 2,237	Consistent with 2023 actuals	

Santa Fe Trial Ranch POA				
Revenue and Expense Summaries 2024 Actuals and Budgets				
Updated 04-01-24				
	Actuals Through 03- 31-24	2024 Budgets	Remaining 2024 Budgets	2024 Budget Notes
Income Taxes	\$ -	\$ -	\$ -	Expected to be zero for 2024
Accounting				
Abby Tamburelli - Bookkeeping Fees	\$ 2,079	\$ 8,316	\$ 6,237	
Dixon, Waller, and CO. - Audit Fees	\$ -	\$ 2,500	\$ 2,500	Higher rate due to increased government regulations and insurance costs
Tax Return Filing	\$ -	\$ 500	\$ 500	Same as 2023 budget
Discretionary Bookkeeper Bonus	\$ -	\$ 750	\$ 750	Same as 2023 budget
	\$ 2,079	\$ 12,066	\$ 9,987	
Supplies				
Ink, Checks, envelopes	\$ 19	\$ 2,000	\$ 1,981	Consistent with 2023 and previous years
Insurance - Other				
Insurance Policies	\$ 352	\$ 15,000	\$ 14,648	5% above 2023 actual rates
Legal Fees/Other				
Legal Fees	\$ 556	\$ 5,000	\$ 4,444	Estimate
Property Taxes				
Las Animas County Treasurer	\$ 517	\$ 550	\$ 33	Consistent with 2023 and previous years
Total Administration	\$ 6,465	\$ 50,941	\$ 44,476	
Common Area:				
Road/Bridge/Culvert				
Heath Andreatta Excavation LLC	\$ 13,455	\$ 125,000	\$ 111,545	5% above 2023 actual rates
Leone Sand and Gravel	\$ 9,549	\$ 172,200	\$ 162,651	12,000 tons at \$10/ton (up from \$9.25 in 2023) (\$120,000) plus 522 loads delivery fees at \$100 per load (up from \$75 in 2023) (\$52,200)
Other Expenses - Culverts, etc.	\$ 93	\$ 5,000	\$ 4,907	Same as 2023 budget
Discretionary Equipment Operator Bonus	\$ -	\$ 750	\$ 750	Same as 2023
	\$ 23,097	\$ 302,950	\$ 279,853	
Snow Removal				
Heath Andreatta Excavation LLC	\$ 12,055	\$ 30,000	\$ 17,945	Estimate - this is dependent on actual work needed based on snowfall
Building/Equipment/Signs - Other				
Other Items - Guard Shack Camera, Computer	\$ 1,565	\$ 5,000	\$ 3,435	Estimate - Place holder
	\$ 1,565	\$ 5,000	\$ 3,435	
Trash Disposal				
Twin Enviro Services	\$ 4,860	\$ 20,500	\$ 15,640	5% above 2023 actual rates
Conservancy Lease				
Annual Lease Fee	\$ -	\$ 730	\$ 730	Same as 2023 actual
Phone/Utilities				
Al's Gas Service	\$ 1,264	\$ 4,000	\$ 2,736	5% above 2023 actual rates
Mobile Email and Guard Shack Starlink	\$ 370	\$ 1,400	\$ 1,030	Same as 2023
San Isabel Electric	\$ 1,508	\$ 4,300	\$ 2,792	5% above 2023 actual rates
	\$ 3,142	\$ 9,700	\$ 6,558	
Total Common Area	\$ 44,719	\$ 368,880	\$ 324,161	
Total All Expenses	\$ 52,260	\$ 503,242	\$ 450,982	
Net	\$ 441,722	\$ -	\$ -	

Santa Fe Trail Ranch POA
Balance Sheet
As of March 31, 2024

Mar 31, 24

ASSETS

Current Assets

Checking/Savings

First National Bank

MM / General Savings - 67814 \$ 443,484

Checking - 70815 32,251

Total First National Bank 475,735

Century Savings 156,938

Total Checking/Savings 632,673

Accounts Receivable

Accounts Receivable 82,992

Bad Debt Reserve (5,000)

Total Accounts Receivable 77,992

Total Current Assets 710,665

Total Fixed Assets 23,543

TOTAL ASSETS \$ **734,209**

LIABILITIES & EQUITY

Liabilities

Total Liabilities \$ -

Equity

Retained Earnings 432,471

Total Transfer of Metro Assets (64,640)

Net Income 366,378

Total Equity 734,209

TOTAL LIABILITIES & EQUITY \$ **734,209**