

Santa Fe Trail Ranch POA
Annual Property Owner's Association Meeting
October 14, 2006 9:00 AM
Sullivan Student Center at Trinidad State Junior College

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

Guests: Sue Downs, Barbara Krause, Francis Purswell-Montoya, John Woods, Betty Withington, Carol Rawle, Jerry Withington, Brad Askew, Fred Vaugeois, Harriet Vaugeois, Kate Kerr, Dave Imesch, Mitzi Valdez, Michael Bahm, Steve Smith, Sheryl Smith, Mike Shelton, Mary Jo Shelton, Val S. Allred, Walt Wolff, Jodi Riley, Linda Austin, Chuck Austin, Phillip Dunn, Betty Ruward, Ann Scott, Patty Kinder, June Stephens, Ben Heath, Harold Doshier, Sharon Beaver, Monte Beaver, Steve Renning, James Leffingwell, Ron Pretzer, Sarah Grace Pretzer, Russ Young, SuAnne Aarmstrong, Ted A. Hopkins, Bob Coelln, Maryanne Coelln, William Curtis Woolf, Margarita Saunders, Mary Ghormley, Dave Skogberg, Mark Herbert, Al Tucker, Toni Ostrander, Sandra and Bill Lovato, Irene and Jerry Forbes.

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 (9) board members were present, which made a quorum and all business official.

4. APPROVAL OF PRIOR MEETING MINUTES – Nancy Allred moved to approve the 2005 Annual Membership Meeting minutes. The motion carried.
5. INTRODUCTION OF CANDIDATES – Bob Scott introduced the candidates, Sheryl Smith, John Sanders, and Bob L. Scott, called for final nominations, and declared the nominations closed.
6. COMMITTEE REPORTS -
 - A. COMMON AREA – Bob Scott gave the report and requested that property owners refrain from putting non-compressible trash in the dumpsters. The committee is considering the possibility of a roll-off dumpster.
 - B. COAL BED METHANE – Bob Scott reported that CBM developers continue to approach the POA Board but are answered in the negative. There were no questions from the Owners. The Morley site is part of the POA for mineral rights issues.
 - C. EMERGENCY SERVICES – Bob Dye introduced the area leaders and discussed the creation of area 7 in the southwest area of the ranch, the update of the Emergency Services Handbook, the creation of the Emergency Hotline (846-2464), training for smoke spotters by Eddie Gieske, the manning of the gate on the July 4th weekend, and the new video surveillance which is now operational at the guard shack. Linda Austin brought up the subject of a "No Parking" sign at the bridge.
 - D. ROADS – John Albert reported that most of the budget for the last 3 years has been spent on road resurfacing. This year the committee oversaw the resurfacing of 6.3 miles of ranch roads. Due to a 25% increase in material costs and good weather, the budget was spent by early July. Our contractors have been performing minimal maintenance since then. Efforts are underway to find lower cost sources of materials for the future. A committee meeting will be held on 12/16/2006 to plan the road budget for 2007.
 - E. FINANCE – Nancy Allred reported that receivables of \$55,000 have not been collected. Liens have been placed on the properties involved. The next step will be a calling campaign, followed by further legal action and foreclosure proceedings where necessary.
 - F. COMMUNICATIONS – John Sanders reported that the website will be used as the official database of property owner contact information, eliminating errors and confusion caused by the multiple databases currently in use. Another improvement will be the addition of a new

property owner info page. John answered questions regarding the availability of high-speed internet service on the ranch by announcing that efforts were moving forward, but a contract had not been signed yet.

- G. FOREST HEALTH / WILDFIRE MITIGATION – Diana Novacek recognized the work of the committee members and reported that an effort was in progress to bring another hydroaxe contractor onto the ranch in November 2006. Carol Rawle gave a presentation on the value of reporting in-kind hours and handed out instructions and recording forms.
 - H. ADDRESS CHANGE / ASSIGNMENT – Tony Riley reported that the address changes were complete, but reminded property owners to post their new address according to the recommendations specified in the new covenants document and to change their address with the county so that they may vote in the upcoming election.
 - I. COVENANT – Rick Kinder reported that changes required by new state laws and previous covenant change efforts were combined to change the covenants in 2006. The new covenants are posted on the SFTR website (www.santafetrailranch.com).
 - J. RANCHING / GRAZING – Jerry Withington reported that 2006 was a poor year for ranching. About 90 units (cow + calf) were present, and are being removed for the winter. Fencing efforts are still in progress.
- 7. ELECTION RESULTS – Nancy Allred reported the election results: Sheryl Smith – 141, John Sanders – 142, Bob Scott – 143. Each candidate received sufficient votes to be elected to the board.
 - 8. ADJOURNMENT – Rick Kinder moved that the meeting be adjourned. The motion carried and the meeting was adjourned at 11:32 AM.

Submitted in draft form by John Sanders, Secretary, on November 19, 2006.