

# Santa Fe Trail Ranch POA Annual Membership Meeting

October 18, 2008 9:00 AM

Sullivan Student Center at Trinidad State Junior College

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

**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

