

April 4, 2026 POA Meeting Minutes

9:00 am Metro Operations Center

Directors: Bob L. Scott, Mark Thomas, David Moore, Carol Smith, Bill Nielsen, Joe Richards, Shannon DeBord, Rick Kinder, Tim Storey

Guests signed in: Ann Scott, Benjamin Gladden (FP Fire Chief), Craig Korth, Donnie and Crista Perkinson, Tim and Pat Nash, Brian and Apolonia Montoya, Scot and Mary Stauffer, Alice Hanson and Brett Chambers, James Hawkins, Sue Downs, Deb Roberts, Jean Busch, John Gerald, Bill and Maureen Latham

Call to Order: 9:00 am

Proof of Notice: On Website since October 2025, reminder on SFTR FB and Website

Roll Call/Determination of Quorum: All Directors Present; quorum achieved

Approval of February 7, 2026 Regular POA Board Mtg. Minutes: Approved without changes

Committee Reports:

1) Communication – John Gerald, chair

The Committee members include John G., Shannon DeBord, Bill and Laurie Nielsen, Claudia Henning, and Ryan Cabasas. Anyone interested in joining the committee or have questions are encouraged to contact a current committee member. They meet the second Wed of the month; minutes are posted on the website.

Currently 371 owners have joined the website; 208 have joined the SFTR Facebook.

The Forum is back! This is on the website and private; no ads. You must be able to log in on the website, then click on Owners and then click Forum.

Another new aspect will be having Text Alerts to notify Owners of the ranch on various issues which may aid in communication for events such as closed roads, safety concerns, etc. There will also be a way to call in for reporting issues (example: water leaks, smoke spotted, large rocks in the road, etc.). More information will follow. It is important to stress that the first call for emergencies should be to 911. This service will serve as an aid in addition to Smart 911, and all are encouraged to sign up for that as well. Once this new service is ready to be implemented, instructions will be put on SFTR FB and the website to sign up.

2) Governance Documents/Owners Ed/Covenants/Adopt-A-Road – Bill Nielsen, chair

No new bills have been introduced in the Colorado legislature that pertains to our POA. There is House Bill 25-1182 that will be effective July 1, 2026. This bill states that insurance agencies must use a risk model or scoring method to determine risk or must tell the owner what mitigation is required to reduce risk.

Several policies were introduced for the POA Board to consider. Policy # 2026-01 discussed Hazardous Fuel Accumulation and Combustible Material. This is to reduce preventable wildfire hazards and to ensure owners maintain conditions on their lot so as to not have an unreasonable risk of fire ignition, fire spread, or accumulation of combustible fuel. Example is to have owners remove large piles of slash which could have a heightened risk of fire ignition or spread. This policy was debated with questions raised. Due to the need for some modification and discussion, a motion was made to table this and possibly have a work session to discuss further.

The next policy, # 2026-02 pertains to the Conduct of Meetings. This policy is to augment and clarify Articles 5 and 8 of SFTR By-Laws. This Policy was passed by the Board and is attached to these minutes.

Policy #2026-03 concerns the methods by which the Association may communicate with Owners and clarifies the distinction between Official Notices and Courtesy Communications provided for convenience. This is a continuation of the discussion given by the Communication Committee concerning the SMS Text Alert. It is attached to these minutes. It was voted by the Board to accept. The "Severity Tier System for the Text Alerts" was also presented. It was iterated that the alert notifications will be provided solely as a courtesy to Owners and are not guaranteed and should not be relied upon for time sensitive, legal, or emergency information.

Owners Ed: We are a non-profit corporation, and fall under CRS 2025 Title 7, article 121. This requires Articles of Incorporation and By-Laws. More information can be found on <https://leg.colorado.gov/laws/colorado-revised-statutes>.

Adopt-A-Road: 32 segments are available for adoption. Contact Bill Niesen for questions and to adopt a section. Rick Kinder will be handling the herbicide.

Covenants: One resident has had several complaints against him for loose dogs, permitting. The executive session which was to follow to discuss these complaints and fines has been postponed due to medical issues. There will be follow up at a later date.

3) Common Area/Community Preparedness – Shannon DeBord, chair

The Recycling Service company “Treasure not Trash” is no longer coming to the ranch, but is still in business. There is a drop off location in town.

There will be an electronic and metals truck here for recycling those items on May 30th 10 am- 1 pm at the MOC. This is sponsored by the Women’s Group as a service to the ranch. See flyers on our website and SFTR FB for more info.

Our current Trash service for the ranch, Arthur Rolloff, is currently picking up on Mondays and Thursdays. Beginning in June they will pick up M, W, and F. It is noted that they have been very good about responding to concerns and questions, and repairing the few issues that have come up; the workers do not fasten the chains since no trash is in them, so owners are asked to please latch the bins when using, esp. important now that bears are beginning to come out of hibernation.

Mailboxes – 30 out of 60 of our parcel lockers are currently unable to be used due to needing repairs with the locks. A work order has been in for about 2 years and yet we have not had satisfaction with communication locally. A letter was created and signed by the Board to give to the local USPS office and they will send it to Denver (who fill the work orders) to request the repairs be done within 30 days. It is noted that we should not use WD 40 on the locks as the dust sticks to it and clogs the locks. Also, the need for more parcel lockers may be in the near future with more owners on the ranch and as we await what Amazon’s delivery outcome may be since they have not renewed their contract with USPS. Quotes for more parcel lockers are being checked as are other options such as Amazon lockers.

Speed Signs are now in place on Fisher Peak and Gallinas. Thanks to the Ditch Rats for installing this past week. Please be aware of your speed and slow down to aid in safety for all and to keep the roads in better shape. The speed limit is 25 mph on all ranch roads!

CPR/First Aid/ and AED training is available online for \$37 at <https://www.redcross.org/take-a-class>

There will be 100 laminated maps, 11” x 17”, for sale at the May 30th Craft sale.

4) Roads – Bob Scott, chair

New road base was put on Lodgepole and Hidden Meadow. Grading for washboard mitigation has been kept to a minimum since there has been no moisture to bind the fines and the washboard returns immediately.

5) Forest Health/Mitigation – Mark Thomas, chair

We are under a Stage II Fire Ban in Las Animas County, which is stricter than the Stage I and aims to minimize human-caused wildfire ignitions during high-risk periods. Some prohibited activities during this period are: off-road use of motorized vehicles where sparks or exhaust heat

could cause ignition in dry vegetation, and no operating of outdoor equipment powered by a combustion engine (such as a chainsaw) unless it has a spark-arresting device and you have the qualifying water supply; etc. Violations can result in fines, liability for fire fighting costs or criminal charges.

Fisher Peak Fire Chief Ben Gladden was at the meeting to answer questions from the floor concerning the Stage II guidelines. Further information can be found on the internet as well. He did state that the snowpack this year is 16% of normal, which is why the restrictions have come earlier than usual.

The risk of starting a fire during mitigation work has caused the Committee to postpone the mitigation activity and "Chipper Day" planned for Sat. April 18th. If restrictions are lifted, the next planned mitigation and "Chipper Day" will be Saturday, May 16th. Updates will be posted on our website and FB.

A number of people have been cutting trees and branches and dragging them onto the right-of-way. Note that these piles will NOT be chipped by the POA. If they are there to be brought to the chipper day, note it will not be held on April 18th as noted above, therefore it is encouraged they be taken to the dump for disposal. They have an area for this purpose for a minimal fee.

6) Finances – David Moore, chair

Summary Profit and Loss vs. full year Budget for the first 2 months of this year were presented, as well as the detailed P & L, and Balance sheet. The annual dues income has been billed to our 453 lot owners. It is noted some Owners pay in full in January (\$970 per lot), and some pay quarterly with a \$40 processing fee (\$252.50 due in January). The annual dues for this year is based on the November CPI increase of 2.7%, translating to \$26 increase per lot for 2026. Anyone with a balance today greater than \$757.50 is not in good standing and is behind in the payment of their annual dues. We currently have 44 Owners who have not yet made their 2026 dues payment, 2 Owners with liens filed against their properties and one owner with several years of annual dues and covenant violations owed.

These financial reports are attached to these Meeting minutes.

Thank you was expressed for Mark Thomas' help in completing our tax returns this year.

7) Grazing – Time Storey, member; Marty Pachelli, chair

The Grazing Committee met on Feb 28 to discuss the unfavorable grazing conditions on the ranch due to the lack of moisture. After considerable discussion, they recommended to the POA Board to allow the rancher, Justin Malespini, to have the cattle come earlier in order to reduce the dead grass, and have less cattle units. On March 14th, 29 AU (approximately 58 head), were brought to the Ranch. Some cows had not yet calved and some calves were not yet weaned. All cattle will be removed by June 30, 2026.

On March 22, a cow was reported deceased, and later the rancher said the death was undetermined - it had been bred but no calf and perhaps the cow had an infection causing the death.

The POA Board formally agreed unanimously to the revised lease proposed by the committee.

Since the calves are very young and vulnerable, all are advised to drive at lower speeds and use caution around the cattle.

Women's Group Report – Carol Smith

Saturday, May 30th, at the MOC from 10 am -1 pm, there will be a craft show, flea market and electronic recycling, sponsored by the group. If you wish to have a table or space reserved, contact Maureen Latham (no cost). Flyers have been placed on the SFTR FB and website for further information. Come check it out! And get a free hot dog and popcorn while you browse!

Saturday, July 11th, at the MOC 11 am – 1 pm, will be the Annual Picnic and raffle items. To donate raffle items, contact Teresa Wallace or Gayle McCrary. We already have some great items promised, so come buy tickets and see what we have! Flyers will be printed for more info closer to that event. Proceeds from the raffle this year will go towards helping the FP Fire Dept. buy Water Backpacks they need to help fight fires.

Later this year, we have set our Annual Fall Dinner date for Saturday, November 7th.

Mark your calendars for these events. We will also be planning some fun outings in the near future. Remember all are welcome and if you have ideas for outings, present them to us.

No further New Business nor comments from the floor.

*The Planned Executive Session was postponed and the Regular POA Board Meeting adjourned at 11 am.

The next POA Board meeting is planned for June 6, 2026 at 9:00 am at the MOC.