

August 2, 2025 Regular POA Board Meeting Minutes
Metro Operations Center, 9:00 am

Board of Directors: Robert L. Scott, Rick Kinder, Mark Thomas, Carol Smith, Bill Nielsen, Joe Richards, David Moore, Bill Latham, Tim Storey

Guests signed in: Toni Moore, Maureen Latham, John Gerald, Jean Busch, Sue Downs, Deb Roberts, Claudia Henning, Tim and Pat Nash, Randy and Denise Wichterman, Val Allred, Todd McBride, Jerry Peters, Shannon DeBord, Gabe McEver, Lou and Bea Scoones, Patty Thomas, Ann Scott

Call to Order: 9:00 am

Roll Call/Determination of Quorum: All 9 directors present; quorum achieved

Proof of Notice: On website calendar since October 2024; reminder notice on SFTR FB

Minutes from June 7, 2025 Approval: Minutes approved without changes

Committee Reports:

1) Communication: John Gerald, chair

To date, there are 357 website users (348 in June); 196 SFTR Facebook users (185 in June). We have a new camera and a new sound system, with the hopes both will improve the quality for in person and those viewing remotely. The Committee is working on a SFTR You-tube channel, so the videos can be viewed both on the FB and on the website.

A Pet Registry is also being worked on for the ranch so pets can be registered with owners names and also have the pet photos for helping identify.

A Forum is being tested and will first be viewed and reviewed by the POA Board in August and September. It is planned to be a "Topic Oriented" forum, enabling users to pick a topic to look at for discussion rather than having to scroll down through a variety of postings to find what they are interested in.

August 16 at 10 am an Owner Education Program will be held at the MOC for those interested to learn how to use the website, know what is available and how to find it all. This program will also be streamed for those who cannot make it to the MOC that morning. It is expected the program will last about an hour and a half.

2) Governing Documents/ Adopt-a-Road: Bill Nielsen, chair

There are no new Documents, nor new CO laws affecting POAs/Property Owners at this time. The Adopt-A-Road is part of the Weed Control Common Area Committee and augments FHWM Committee. There are 128 segments of roads that are adopted by volunteer owners to spray for noxious and invasive weeds along right of ways of roads on the ranch. To date there are still 32 segments still needing adopted. Herbicide for this purpose is available through the Common Area Com (contact Bill Latham to obtain). Contact Bill Nielsen for info and signing up for a road segment.

3) Covenants: Rick Kinder, chair

Speeding on our roads continues to be a problem.

4) Roads: Bob Scott, chair

General and washboard grading has been done as needed.

The road slide on Elk Park that occurred after heavy rains has been remediated. They found a coal seam under that part of the road which had become saturated and caused the slide. A culvert has been installed there to intercept water issues, and repairs made. It is hoped this will be a permanent fix. The upcoming week will be spent working on the landslide on Gallinas.

5) Finance: Mark Thomas, chair; David Moore, assistant

A review of the June 2025 Actuals were compared to the 2025 budget. We have too many who are not paying their dues in a timely manner, or some have not paid at all since January. This hurts all of us as we still have bills to pay on time. Abby has been doing a great job connecting with these owners to get payments. We do have 2 properties with liens filed and another will probably be filed soon.

We are continuing to try to not run a deficit in our budget, and watching our funds and monitoring and evaluating expenditures.

Bob Scott has contacted Altitude Law to ask what can be done for those that are in arrears. They answered that in October new legislation will be out that will address this issue.

The financials can be found at the end of these minutes.

6) Forest Health and Wildfire Mitigation/Firewise: report given by David Moore

The BOD has assumed temporary actions and planning for this Committee and David and Toni Moore, and Mark Thomas, have met to create lists and actions which should be priorities to address. They had a presentation at the July 12 SFTR Picnic and signups for those owners interested in volunteering time and energy to assist in this work. They have had 28 persons sign up. There is a reminder that there are many ways to help, even if you cannot use a chainsaw or are otherwise unable to do much physical work. Such things as driving the truck, providing snacks, traffic control, spraying cut locust stumps, etc are also needed.

A plan for chipping and mowing and spraying has been set to have definite dates to work for approx 3 hours every 3 weeks. Several days have been completed - the next day is scheduled for Saturday, August 9. Contact David Moore if interested. Piles of current slash have been identified which will be chipped, but no more new piles will be chipped by the volunteers. If owners are doing more mitigation on their properties, they are responsible for its disposal. It was mentioned that the dump in town cost \$10.50 per load.

Firewise is an important program to help keep our home insurance down, and must be submitted every year. We have been a firewise Community since 2006. Toni Moore is heading this task since Kelley Bruins moved away. On the website there are instructions and forms to fill out to help in retaining this certificate. On the web, click on About/Firewise and scroll to the bottom to find three links for explanation of what can be credited and how to fill out the info. All is due by November 1st, but please do not wait until the last minute to fill this out. You can fill it

out as you do projects, and not wait until you are finished. Before and after photos are needed as well.

The Board agreed that David Moore could buy some needed items for the Chipper and Mitigation efforts using the Mitigation funds budgeted.

Discussion followed, one being the Board is still looking at issues regarding allowing property owners to use the POA chipper on their own property. There is still work and discussion to be had, but it is under consideration.

It is expected that the Committee will be assigned a new chair at the October meeting.

7) Community Preparedness/Common Area: Bill Latham, chair

One of the items mentioned the Mitigation Committee will be purchasing is some water backpacks to use in case of sparks, etc during their work. Bill related that this item would be good for all owners to have as they do their own chainsaw work on their property. He also reminded all of the necessary items to have on hand at home and in your car for emergencies. Bill has been reviewing other ways off the ranch and talking with nearby properties but no permissions have been given even for emergency use only. He continues to work on that. Meanwhile, be familiar with different routes from your home to the bridge and use them periodically for more familiarity.

Weeds have been abundant this year due to the wonderful rains, and it has been hard to always do the needed spraying due to the rains and wind, but all are encouraged to continue being diligent. Bill has some bottles of herbicide ready for those who need it on their Adopted Roadway areas. Mark Thomas mentioned that invasive cocklebur plants are becoming a problem near the Gallinas dumpsters and should be sprayed or cut.

Dumpsters: TwinEnviro has been contacted several times without call backs regarding adding another day to our pickups on the ranch. The Board thought this was a better solution than adding another dumpster at each site (this will cost an additional \$364 per month). Hopefully this will help the overloaded dumpsters. It is again asked that all cardboard be cut down and collapsed before dumping - and more importantly, cardboard can be taken to an area near the dump in town at no cost.

Thanks go to Bill Sherman for help in repairs on a couple of the dumpster lids.

8) Grazing: Marty Pachelli, chair; Tim Storey, report

Cattle will start being picked up on August 17th, and should be all out by the 24th. There have been no reports of damages on the ranch by the cows this year. Calls regarding cattle near the tracks or in Vermejo were related to the rancher. It was stated by Justin that he is not as concerned about cattle being hit by a train but rather more problems occur with them being hit by vehicles and that he has observed too many on the ranch speeding.

New Business:

The time frame for submitting nominations to fill the 3 POA Board seats that will be open in October has been closed as of last night at 8 pm. The 3 Board members whose terms will be up are Bill Nielsen, Bill Latham, and Tim Storey. We have 4 nominees for the three positions - Bill Nielsen, Tim Storey, Shannon DeBord, and Thomas Baker. (Bill Latham has decided not to run again, and was thanked for his service.)

Mailings for the annual meeting and ballots will be sent out at the end of August.

The date of the Annual Meeting was discussed as it had been scheduled for the second Saturday in October, but this is going to be a conflict with some of the board and it was voted to change the date to the usual first Saturday of the month, which will be October 4 at 9:00 am at the MOC. There was no objection.

Ann Scott complimented the Women's Group for the neater look of the MOC as some cabinets and wall hangings have been changed as well as table carts purchased.

The meeting was adjourned at 10:00 am

Next Meeting will be the Annual Owners Meeting on October 4, 2025 at the MOC, followed by the regular POA Board meeting to elect officers and assignments and meeting calendar.

Santa Fe Trail Ranch POA
Balance Sheet
As of June 30, 2025

Jun 30, 25

ASSETS

Current Assets

Checking/Savings

First National Bank

MM / General Savings - 67814 \$ 340,879.72

Checking - 70815 22,100.72

Total First National Bank 362,980.44

Century Savings 158,608.52

Total Checking/Savings 521,588.96

Accounts Receivable

Accounts Receivable 60,493.52

Bad Debt Reserve (10,000.00)

Total Accounts Receivable 50,493.52

Total Current Assets 572,082.48

Fixed Assets

Total Fixed Assets 3,992.15

TOTAL ASSETS \$ 576,074.63

LIABILITIES & EQUITY

Accounts Payable \$ 12,425.00

Equity

Retained Earnings 352,465.86

Transfer of Metro Assets

Transfer of Bridge to Metro (21,640.00)

Transfer of Metro Assets - Other (43,000.00)

Total Transfer of Metro Assets (64,640.00)

Net Income 275,823.77

Total Equity 576,074.63

TOTAL LIABILITIES & EQUITY \$ 576,074.63

Santa Fe Trial Ranch POA								
June 2025 Actuals with 2025 Budget Comparison								
As of 07-28-25								
				Actuals Through 06- 30-25	Final 2025 Budgets	Remaining Budget	2025 Budget Notes	
			Beginning Cash Balance 2025	\$ 280,836	\$ 280,836		Adjusted to Actual 12-31-24 Balance	
			Cash Balance used for Increased Expenses in 2025 over Income (Estimated Revenues less Estimated Expenses)	\$ (40,572)	\$ (40,572)			
			Reserve for Future Projects	\$ 240,264	\$ 240,264			
			<u>General Income:</u>					
			Annual Dues	\$ 427,632	\$ 427,632	\$ -	453 lots at \$944 per lot - This based on the final November CPI of 2.7% which translates to an increase of \$25 per lot	
			Less: Reserve for Bad Debts	\$ (5,000)	\$ (5,000)	\$ -	This will bring the accumulated bad debt reserve to \$10,000 at the end of 2025	
			Total General Income	\$ 422,632	\$ 422,632	\$ -		
			<u>Other Income:</u>					
			Covenant Violations	\$ -	\$ 500	\$ 500	Estimate	
			Processing Fees/Credit Card Processing Fees	\$ 5,920	\$ 2,500	\$ (3,420)	Actuals are higher for 2025 than budgeted as more people are opting to pay over time than estimated	
			Grazing Lease	\$ 2,760	\$ 2,520	\$ (240)	Cattle Grazing Lease renewal at 2024 rates	
			Interest Income	\$ 3,984	\$ 8,250	\$ 4,266	Consistent with 2024 actuals	
			Finance Charges	\$ -	\$ 900	\$ 900	Estimate	
			Lien Fees	\$ -	\$ 300	\$ 300	Estimate	
			Total Other Income	\$ 12,664	\$ 14,970	\$ 2,306		
			Total Income	\$ 435,296	\$ 437,602	\$ 2,306	Increase in Income over 2024	
			<u>Communications</u>					

Santa Fe Trial Ranch POA								
June 2025 Actuals with 2025 Budget Comparison								
As of 07-28-25								
				Actuals Through 06- 30-25	Final 2025 Budgets	Remaining Budget	2025 Budget Notes	
		Equipment to improve streaming, recording and microphone system		\$ 1,467	\$ 2,475	\$ 1,008	Improvement to equipment to improve Owner experience at meetings	
		Google Meet		\$ 259	\$ 432	\$ 173	Revised licensing for 2025	
		IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam		\$ 783	\$ 420	\$ (363)	Consistent with 2024	
		Miscellaneous Expenses		\$ -	\$ 420	\$ 420	Incidentals	
				\$ 2,509	\$ 3,747	\$ 1,238		
		Forest Health/Wildfire Mitigation						
		Forest Health/Wildfire Mitigation						
		Contracted mitigation work		\$ -	\$ 65,000	\$ 65,000	10 projects to be contracted out that are better suited to heavier equipment at an estimated of \$6,500 per project (this was the average of the 2024 projects)	
		Mitigation Supplies		\$ 130	\$ 6,750	\$ 6,620	Assuming 5 volunteer days using only volunteer labor and hand equipment and the brush hog with costs of \$150 per day AND assuming 4 volunteer days using the Rally Point Excavator operated by volunteers would be \$1,300 per day plus gas at 20 gallons per day. In addition, there would be volunteer gas and oil costs estimated at \$100 per day. This would be \$1,500 per day.	
		Total Forest Health/Wildfire Mitigation		\$ 130	\$ 71,750	\$ 71,620		
		Weed Control						
		Weed Chemicals		\$ -	\$ 6,500	\$ 6,500	Consistent with 2024 levels	
		Preparedness						

[illegible]

[illegible]