

| Santa Fe Trial Ranch POA | | | | | | | |
|--|--|---|----------------------------------|--|-------------|-------------------------|-------------------------------------|
| Revenue and Expense Summaries 2023 Compared to Budget | | | | | | | |
| January to October 2023 Actuals with November and December Estimates | | | | | | | |
| Files as of 11-27-23 | | | | | | | |
| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| General Income: | | | | | | | |
| | | Carryover Reserve for Roads | \$ 148,070 | \$ - | \$ 148,070 | \$ 148,070 | \$ - |
| | | Carryover Reserve for Forest Health and Mitigation | \$ 15,420 | \$ - | \$ 15,420 | \$ 15,420 | \$ - |
| | | Reserve for Future Projects | \$ (99,737) | \$ - | \$ (99,737) | \$ (99,737) | \$ - |
| | | Annual Dues | \$ 403,623 | \$ - | \$ 403,623 | \$ 403,623 | \$ - |
| | | Less: Reserve for Bad Debts/Change in Accounts Receivables | \$ - | \$ (9,146) | \$ (9,146) | \$ (7,500) | \$ (1,646) |
| | | Total General Income | \$ 467,376 | \$ (9,146) | \$ 458,230 | \$ 459,876 | \$ (1,646) |
| Other Income: | | | | | | | |
| | | Covenant Violations | \$ - | \$ 500 | \$ 500 | \$ 500 | \$ - |
| | | Processing Fees/Credit Card Processing Fees | \$ 5,640 | \$ 200 | \$ 5,840 | \$ 5,400 | \$ 440 |
| | | Grazing Lease | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | Interest Income | \$ 4,246 | \$ 300 | \$ 4,546 | \$ 1,400 | \$ 3,146 |
| | | Finance Charges | \$ - | \$ 900 | \$ 900 | \$ 2,000 | \$ (1,100) |
| | | Lien Fees | \$ - | \$ 300 | \$ 300 | \$ 300 | \$ - |
| | | Total Other Income | \$ 9,886 | \$ 2,200 | \$ 12,086 | \$ 9,600 | \$ 2,486 |
| | | Total Income | \$ 477,262 | \$ (6,946) | \$ 470,316 | \$ 469,476 | \$ 840 |

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| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| Communications | | | | | | | |
| | Bare Communications - Website | | | | | | |
| | Hosting, maintenance and upgrades | \$ | 4,250 | \$ 300 | \$ 4,550 | \$ 5,560 | \$ (1,010) |
| | TV Display | \$ | 854 | \$ - | \$ 854 | \$ 850 | \$ 4 |
| | Google Meet | \$ | 1,042 | \$ 216 | \$ 1,258 | \$ 1,296 | \$ (38) |
| | IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam | \$ | 661 | \$ 42 | \$ 703 | \$ 342 | \$ 361 |
| | | \$ | 6,807 | \$ 558 | \$ 7,365 | \$ 8,048 | \$ (683) |
| Forest Health/Wildfire Mitigation | | | | | | | |
| Forest Health/Wildfire Mitigation | | | | | | | |
| | 1990 Sun Trailer Purchase | \$ | 1,500 | \$ - | \$ 1,500 | \$ 2,800 | \$ (1,300) |
| | Fuel Tank & Stand | \$ | 500 | \$ - | \$ 500 | \$ - | \$ 500 |
| | Equipment Rental and Contractor | \$ | 16,718 | \$ - | \$ 16,718 | \$ 17,000 | \$ (282) |
| | Mapping | \$ | 1,549 | \$ - | \$ 1,549 | \$ - | \$ 1,549 |
| | Mitigation Supplies | \$ | 3,067 | \$ - | \$ 3,067 | \$ 2,000 | \$ 1,067 |
| | Chain-link pen for equipment storage | \$ | - | \$ - | \$ - | \$ 3,000 | \$ (3,000) |
| | Owner education | \$ | 542 | \$ - | \$ 542 | \$ 500 | \$ 42 |
| | | \$ | 23,876 | \$ - | \$ 23,876 | \$ 25,300 | \$ (1,424) |
| Chipper Maintenance | | | | | | | |
| | Oil & Filters | \$ | 155 | \$ - | \$ 155 | \$ - | \$ 155 |
| Weed Control | | | | | | | |

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| Files as of 11-27-23 | | | | | | | |
| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| | | Weed Chemicals | \$ 1,122 | \$ - | \$ 1,122 | \$ 2,000 | \$ (878) |
| | | Total Forest Health/Wildfire Mitigation | \$ 25,153 | \$ - | \$ 25,153 | \$ 27,300 | \$ (2,147) |
| Administration: | | | | | | | |
| | | Lien Fees | | | | | |
| | | Las Animas County Clerk | \$ 65 | \$ 185 | \$ 250 | \$ 250 | \$ - |
| | | Post Office Expense | | | | | |
| | | Stamps and annual meeting mailing | \$ 570 | \$ 100 | \$ 670 | \$ 200 | \$ 470 |
| | | Mileage Expense | | | | | |
| | | Mileage | \$ 163 | \$ 100 | \$ 263 | \$ 1,000 | \$ (737) |
| | | Bridge Inspection | \$ - | \$ - | \$ - | \$ 10,000 | \$ (10,000) |
| | | Credit Card Fees | | | | | |
| | | Service Charge | \$ 4,410 | \$ 300 | \$ 4,710 | \$ 5,900 | \$ (1,190) |
| | | Income Taxes | \$ - | \$ - | \$ - | \$ 300 | \$ (300) |
| | | Accounting | | | | | |
| | | Abby Tamburelli - Bookkeeping Fees | \$ 5,940 | \$ 1,980 | \$ 7,920 | \$ 7,920 | \$ - |

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| Files as of 11-27-23 | | | | | | | |
| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| | | Dixon, Waller, and CO. - Audit Fees | \$ 1,000 | \$ - | \$ 1,000 | \$ 1,250 | \$ (250) |
| | | Tax Return Filing | \$ - | \$ 500 | \$ 500 | \$ 500 | \$ - |
| | | Discretionary Bookkeeper Bonus | \$ - | \$ 750 | \$ 750 | \$ 750 | \$ - |
| | | | \$ 6,940 | \$ 3,230 | \$ 10,170 | \$ 10,420 | \$ (250) |
| | | Supplies | | | | | |
| | | Ink, Checks, envelopes | \$ 1,094 | \$ 400 | \$ 1,494 | \$ 3,000 | \$ (1,506) |
| | | Insurance - Other | | | | | |
| | | Insurance Policies | \$ 652 | \$ 13,800 | \$ 14,452 | \$ 7,500 | \$ 6,952 |
| | | Legal Fees/Other | | | | | |
| | | Legal Fees | \$ 1,279 | \$ 1,500 | \$ 2,779 | \$ 15,000 | \$ (12,221) |
| | | Property Taxes | | | | | |
| | | Las Animas County Treasurer | \$ 529 | \$ - | \$ 529 | \$ 550 | \$ (21) |
| | | Total Administration | \$ 15,702 | \$ 19,615 | \$ 35,317 | \$ 54,120 | \$ (18,803) |
| | | Common Area: | | | | | |
| | | Road/Bridge/Culvert | | | | | |
| | | Heath Andreatta Excavation LLC | \$ 75,655 | \$ 45,000 | \$ 120,655 | \$ 133,500 | \$ (12,845) |
| | | Leone Sand and Gravel | \$ 74,099 | \$ 40,000 | \$ 114,099 | \$ 178,000 | \$ (63,901) |
| | | Other Expenses - Culverts, etc. | \$ 800 | \$ 4,200 | \$ 5,000 | \$ 5,000 | \$ - |

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| Files as of 11-27-23 | | | | | | | |
| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| | | Discretionary Equipment Operator Bonus | \$ - | \$ 750 | \$ 750 | \$ 750 | \$ - |
| | | | \$ 150,554 | \$ 89,950 | \$ 240,504 | \$ 317,250 | \$ (76,746) |
| | | Snow Removal | | | | | |
| | | Heath Andreatta Excavation LLC | \$ 10,730 | \$ 7,500 | \$ 18,230 | \$ 30,000 | \$ (11,770) |
| | | Building/Equipment/Signs - Other | | | | | |
| | | Scanner | \$ 135 | \$ - | \$ 135 | \$ - | \$ 135 |
| | | Trash Can Lid Modifications | \$ 1,044 | \$ - | \$ 1,044 | \$ 1,250 | \$ (206) |
| | | Other Items | \$ - | \$ - | \$ - | \$ 4,250 | \$ (4,250) |
| | | | \$ 1,179 | \$ - | \$ 1,179 | \$ 5,500 | \$ (4,321) |
| | | Trash Disposal | | | | | |
| | | Twin Enviro Services | \$ 16,200 | \$ 3,240 | \$ 19,440 | \$ 18,000 | \$ 1,440 |
| | | Conservancy Lease | | | | | |
| | | Annual Lease Fee | \$ 730 | \$ - | \$ 730 | \$ 658 | \$ 72 |
| | | Phone/Utilities | | | | | |
| | | All's Gas Service | \$ 3,273 | \$ 900 | \$ 4,173 | \$ 4,100 | \$ 73 |
| | | Mobile Email | \$ 315 | \$ 180 | \$ 495 | \$ 500 | \$ (5) |
| | | San Isabel Electric | \$ 3,479 | \$ 500 | \$ 3,979 | \$ 4,000 | \$ (21) |
| | | | \$ 7,067 | \$ 1,580 | \$ 8,647 | \$ 8,600 | \$ 47 |

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| Files as of 11-27-23 | | | | | | | |
| | | | | | | | |
| | | | January to October Actuals | Estimated November and December | Total 2023 | Original 2023 Budget | Estimated Over (Under) Budget |
| | Total Common Area | | \$ 186,460 | \$ 102,270 | \$ 288,730 | \$ 380,008 | \$ (91,278) |
| | | | | | | | |
| | Total All Expenses | | \$ 234,122 | \$ 122,443 | \$ 356,565 | \$ 469,476 | \$ (112,911) |
| | | | | | | | |
| | Net | | \$ 243,140 | \$ (129,389) | \$ 113,751 | \$ - | \$ 113,751 |
| | | | | | | | |

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|--|--|--|--|---------------------------|--|--|
| 2024 Requested Budgets | | | | | | |
| Estiamted 2023 Shown for Comparison | | | | | | |
| Files as of 11-29-23 | | | | | | |
| | | | Estimated Total 2023 Actuals as of 11-27- 23 | Requested 2024 Budgets | 2024 Budget Notes | Change in Income and Expenses from 2023 |
| Estimated Beginning Cash Balance at 01-01-24 net of Delinquent Receivables and Estimated Accounts Payable | | | NA | \$ 250,000 | Estimated carryover cash balance into 2024 | |
| Carry Over Cash Balance used for Expenses in excess of 2024 Income | | | NA | \$ (77,682) | Carry over cash balance used for 2024 expenses | |
| Reserve for Future Projects | | | NA | \$ 172,318 | Reserve for Future Projects | |
| General Income: | | | | | | |
| | Annual Dues | | \$ 403,623 | \$ 416,760 | Estimated at 3.2% over 2023 based on expected CPI for November 2023 - 453 lots at \$920 per lot - a \$29 increase per lot - Total Increase of \$13,137 | \$ 13,137 |
| | Less: Reserve for Bad Debts/Change in Accounts Receivables | | \$ (9,146) | \$ (5,000) | Expectations are to increase collection efforts including possible foreclosures in 2024 | \$ 4,146 |
| Total General Income | | | \$ 394,477 | \$ 411,760 | | \$ 17,283 |
| Other Income: | | | | | | |
| | Covenant Violations | | \$ 500 | \$ - | New State upates suggest not budgeting for fines | \$ (500) |
| | Processing Fees/Credit Card Processing Fees | | \$ 5,840 | \$ 6,000 | Consistent with 2023 and previous years | \$ 160 |
| | Grazing Lease | | \$ - | \$ 2,000 | Cattle Grazing Lease expected to be negotiated for 2024 | \$ 2,000 |
| | Interest Income | | \$ 4,546 | \$ 4,500 | Consistent with 2023 actuals | \$ (46) |
| | Finance Charges | | \$ 900 | \$ 900 | Consistent with 2023 actuals | \$ - |
| | Lien Fees | | \$ 300 | \$ 300 | Consistent with 2023 actuals | \$ - |
| Total Other Income | | | \$ 12,086 | \$ 13,700 | | \$ 1,614 |

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| Files as of 11-29-23 | | | | | | |
| | | | Estimated Total 2023 Actuals as of 11-27- 23 | Requested 2024 Budgets | 2024 Budget Notes | Change in Income and Expenses from 2023 |
| Total Income | | | \$ 406,563 | \$ 425,460 | | \$ 18,897 |
| Communications | | | | | | |
| | Bare Communications - Website Hosting, maintenance and upgrades | \$ | 4,550 | \$ 5,560 | Includes \$3,760 in website upgrades | \$ 1,010 |
| | TV Display | \$ | 854 | \$ 1,055 | Estimate | \$ 201 |
| | Google Meet | \$ | 1,258 | \$ 1,296 | Consistent with 2023 | \$ 38 |
| | IONOS, Acrobat, Dropbox, Microsoft, Annual Website, Spam | \$ | 703 | \$ 289 | Consistent with 2023 and previous years | \$ (414) |
| | | \$ | 7,365 | \$ 8,200 | | \$ 835 |
| Forest Health/Wildfire Mitigation | | | | | | |
| Forest Health/Wildfire Mitigation | | | | | | |
| | 1990 Sun Trailer Purchase | \$ | 1,500 | \$ - | | \$ (1,500) |
| | Fuel Tank & Stand | \$ | 500 | \$ - | | \$ (500) |
| | | | | | 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 | |
| | Equipment Rental and Contractor | \$ | 16,718 | \$ 68,800 | | \$ 52,082 |
| | Mapping | \$ | 1,549 | \$ - | | \$ (1,549) |
| | | | | | Chipper supplies at \$951, Fuel and other misc. supplies at \$2,970 | |
| | Mitigation Supplies | \$ | 3,067 | \$ 3,921 | | \$ 854 |
| | Chain-link pen for equipment storage | \$ | - | \$ - | | \$ - |
| | Owner education | \$ | 542 | \$ - | | \$ (542) |
| | | \$ | 23,876 | \$ 72,721 | | \$ 48,845 |
| Chipper Maintenance | | | | | | |
| | Oil & Filters | \$ | 155 | \$ - | Included above for 2024 | \$ (155) |
| Weed Control | | | | | | |

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| Files as of 11-29-23 | | | | | | |
| | | | Estimated Total 2023 Actuals as of 11-27- 23 | Requested 2024 Budgets | 2024 Budget Notes | Change in Income and Expenses from 2023 |
| | Weed Chemicals | | \$ 1,122 | \$ 3,000 | Estimated expansion of locust spraying | \$ 1,878 |
| | Total Forest Health/Wildfire Mitigation | | \$ 25,153 | \$ 75,721 | | \$ 50,568 |
| | Administration: | | | | | |
| | Lien Fees | | | | | |
| | Las Animas County Clerk | | \$ 250 | \$ 275 | Consistent with 2023 and previous years | \$ 25 |
| | Post Office Expense | | | | | |
| | Stamps and annual meeting mailing | | \$ 670 | \$ 700 | Consistent with 2023 and previous years | \$ 30 |
| | Mileage Expense | | | | | |
| | Mileage | | \$ 263 | \$ 350 | Consistent with 2023 and previous years | \$ 87 |
| | Bridge Inspection | | \$ - | \$ 10,000 | Place holder if needed for compliance with agreement with railroad | \$ 10,000 |
| | Credit Card Fees | | | | | |
| | Service Charge | | \$ 4,710 | \$ 5,000 | Consistent with 2023 actuals | \$ 290 |
| | Income Taxes | | \$ - | \$ - | Expected to be zero for 2024 | |
| | Accounting | | | | | |
| | Abby Tamburelli - Bookkeeping Fees | | \$ 7,920 | \$ 8,316 | Requesting a 5% increase over 2023 rates due to inflation | \$ 396 |
| | Dixon, Waller, and CO. - Audit Fees | | \$ 1,000 | \$ 2,500 | Former CPA Firm ceased doing reviews - expect new firm will be at a higher rate due to increased government regulations and insurance costs | \$ 1,500 |
| | Tax Return Filing | | \$ 500 | \$ 500 | Same as 2023 budget | \$ - |
| | Discretionary Bookkeeper Bonus | | \$ 750 | \$ 750 | Same as 2023 budget | \$ - |

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| Files as of 11-29-23 | | | | | | |
| | | | Estimated Total 2023 Actuals as of 11-27- 23 | Requested 2024 Budgets | 2024 Budget Notes | Change in Income and Expenses from 2023 |
| | | | \$ 10,170 | \$ 12,066 | | \$ 1,896 |
| | Supplies | | | | | |
| | Ink, Checks, envelopes | | \$ 1,494 | \$ 2,000 | Consistent with 2023 and previous years | \$ 506 |
| | Insurance - Other | | | | | |
| | Insurance Policies | | \$ 14,452 | \$ 15,000 | 5% above 2023 actual rates - Note - 2023 is overbudget as a year end payment was missed in the original budget | \$ 548 |
| | Legal Fees/Other | | | | | |
| | Legal Fees | | \$ 2,779 | \$ 5,000 | Estimate | \$ 2,221 |
| | Property Taxes | | | | | |
| | Las Animas County Treasurer | | \$ 529 | \$ 550 | Consistent with 2023 and previous years | \$ 21 |
| | Total Administration | | \$ 35,317 | \$ 50,941 | | \$ 15,624 |
| | Common Area: | | | | | |
| | Road/Bridge/Culvert | | | | | |
| | Heath Andreatta Excavation LLC | | \$ 120,655 | \$ 125,000 | 5% above 2023 actual rates | \$ 4,345 |
| | Leone Sand and Gravel | | \$ 114,099 | \$ 172,200 | 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) | \$ 58,101 |
| | Other Expenses - Culverts, etc. | | \$ 5,000 | \$ 5,000 | Same as 2023 budget | \$ - |
| | Discretionary Equipment Operator Bonus | | \$ 750 | \$ 750 | Same as 2023 | \$ - |
| | | | \$ 240,504 | \$ 302,950 | | \$ 62,446 |
| | Snow Removal | | | | | |

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| Estiamted 2023 Shown for Comparison | | | | | | |
| Files as of 11-29-23 | | | | | | |
| | | | Estimated Total 2023 Actuals as of 11-27- 23 | Requested 2024 Budgets | 2024 Budget Notes | Change in Income and Expenses from 2023 |
| | Heath Andreatta Excavation LLC | \$ | 18,230 | \$ 30,000 | Estimate - this is dependent on actual work needed based on snowfall | \$ 11,770 |
| | Building/Equipment/Signs - Other | | | | | |
| | Scanner | \$ | 135 | \$ - | | \$ (135) |
| | Trash Can Lid Modifications | \$ | 1,044 | \$ - | | \$ (1,044) |
| | Other Items | \$ | - | \$ 5,000 | Estimate - Place holder | \$ 5,000 |
| | | \$ | 1,179 | \$ 5,000 | | \$ 3,821 |
| | Trash Disposal | | | | | |
| | Twin Enviro Services | \$ | 19,440 | \$ 20,500 | 5% above 2023 actual rates | \$ 1,060 |
| | Conservancy Lease | | | | | |
| | Annual Lease Fee | \$ | 730 | \$ 730 | Same as 2023 actual | \$ - |
| | Phone/Utilities | | | | | |
| | Al's Gas Service | \$ | 4,173 | \$ 4,400 | 5% above 2023 actual rates | \$ 227 |
| | Mobile Email | \$ | 495 | \$ 500 | Same as 2023 | \$ 5 |
| | San Isabel Electric | \$ | 3,979 | \$ 4,200 | 5% above 2023 actual rates | \$ 221 |
| | | \$ | 8,647 | \$ 9,100 | | \$ 453 |
| | Total Common Area | \$ | 288,730 | \$ 368,280 | | \$ 79,550 |
| | Total All Expenses | \$ | 356,565 | \$ 503,142 | | \$ 146,577 |
| | Net | \$ | 49,998 | \$ - | | |

Dec 2, 2023 POA Meeting Minutes
MOC 9:00 am

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

Absent: all Board members present

Guests: Gene and Elsie Juurajda, Nanci Dixon, Vaughn Roundy, Tim Storey, Patty Thomas, Jean Busch, John Gerald, Jerry Kirkwood, Jerry Peters, Claudia Henning, Todd McBride, Deb Johnson, Marilyn Calloway

Call to order: 9:00 am

Proof of Notice: posted on web

Roll Call and determination of quorum: quorum achieved

Approval of minutes: Minutes from both October 7, 2023 Annual Owners meeting and the regular POA Board meeting were approved without changes

Committee Reports

A) Communications (John Gerald, chair)

The Communications Committee meets the 1st Thursday of every month.

The 11th edition of the newsletter has been sent out, with 439 subscriptions and evidence of 297 that are reading it consistently.

With John's expertise in computers he said he plans to donate his time to become the webmaster of our own website, thereby saving the POA \$1,800 per year. This would also remove some of the restrictions we now have from the current web host. The addition of a search function and a discussion forum would be realized as well. It is hoped this may be in place by the end of the first quarter of 2024.

B) Government Documents Review (Bill Nielsen, chair)

The committee has completed 99% of their review of the Covenants, and will then plan on having a "special meeting of the Owners", preceded by a mailing of the proposed changes, to discuss and answer questions before any vote takes place. The date of the mailing and meeting will be announced on the web.

The Committee will then proceed to review the By-Laws and plan to have that ready before the October Annual Meeting.

C) Roads (Carlin Craig, chair)

The main work that has been occurring in the last few months has been for road maintenance, including 20 roads having blade work done, some ditch repair and cleaning, and several areas of water repair cleanup. The old grader is now set up for snow plowing.

While Tom was on vacation in November, Ken Dixon was the backup grader operator.

D) Covenants (Rick Kinder, chair)

There has been only one complaint, which has been resolved.

E) Forest Health and Wildfire Mitigation (Ken Dixon, chair)

The Committee exceeded the in kind work needed for the Mitigation Grant from the state, even completing it in one year, when we had 3 years to do so. Rue Logging has started on the SW area mitigation work as agreed upon, and will wait to be paid until the POA has received the grant money from the state. This prevents the money having to come out of our funds before we receive the state funds.

This winter the FHWMC plans to start mitigation on Vermejo to Tall Oaks and continue south to tank 2.

This next year the goal is to do 25 miles of roadside mitigation on the ranch, much of it requiring machines, as well as manual labor for areas accessible. Discussion about prevention of the growth returning centered on the desire for the committees chaired by Bill Latham, Bill Neilsen (adopt a Road), Scott Tollefson and Ken Dixon working together to come up with plans for aggressive weed spraying, as well as ability to use occasional bush hog and blading in some areas once initial work is done.

Thanks were given to the Committee members and all owners who helped by mitigating and chipping and reporting their work. Special shout out to the team with the vast amount of physical work and paperwork which has been done this year!

F) Finance (Mark Thomas, chair)

Attached are the financial statements which were reviewed during the meeting. If you have questions about them, contact Mark for clarification.

We are improving the delinquent funds with some moving away (therefore having the liens and owed money paid at the sale), one sheriff sale, and the fact we are becoming more aggressive in lien possibility for those not paying.

The Budget for 2024 was reviewed and discussed. Of special note: the FHWMC has a large increase in budget due to the work needing done, much of it requiring more machine expense. The budget of the weed committee has increased as well due to the need for more quantities of herbicide. The road committee expenses will be higher as Leone's prices will be increasing. Since it is recommended that POAs have a reserve of 20-40% of their operating budget for unexpected expenses, we will have \$172,318 for this purpose.

The vote to increase the POA dues by the CPI was passed by the board. At the time of the meeting, the latest CPI was 3.2%. The actual 2024 budget will reflect the CPI which comes out December 14th. The number is expected to be similar to the 3.2% figure. (If the CPI is 3.2%, the dues would increase by \$29 per lot per year.)

The POA Board reviewed this budget proposal over the past two months and at this meeting the vote was unanimous to accept this budget for the 2024 year.

The POA is in need of a new CPA firm, and Mark has been contacting a number of ones recommended. As of this date, we do not have a confirmation of obtaining one for our needs.

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

The goal for this next year is to work with the Mitigation Committee to spray weeds once the areas have been cut to help prevent the regrowth of noxious weeds and unwanted trees and bushes. The timing of the spraying will be determined by what is recommended by the herbicides and the Colorado Forestry Service. The herbicides to be used are not yet determined

but the committee is planning to check if they could have property owners buy what they need for their own properties at the same reduced price the ranch pays.

Bill Latham has done a wonderful (and often frustrating and tiring job) of getting the dumpsters in good repair, but it is a continuous struggle. All are reminded to treat the lids and latches with care. Lids also need to always be kept closed and latched, and trash should never be left outside the dumpsters. If any damage is noticed to the dumpsters, please contact Scott Tollefson at 832-494-4314.

H) Emergency Preparedness (Bill Latham, chair)

Plans are to once again offer a First Aid/CPR/AED class on the ranch this spring. Watch for notices on the website.

I) Grazing (Marty Pachelli, chair) report by Carol Smith

The Grazing Committee has met periodically over the past two years to assess and recommend to the POA Board actions regarding the Agricultural status and having free range cattle grazing on the SFTR. This is the 2nd year we have rested the lands on the ranch and not had any cattle grazing. The Committee, in anticipation of leasing the ranch lands for cattle again, developed a proposed lease contract and presented it to the Board. There were some questions and discussion desired regarding the lease proposal and so the Board tabled further discussion until such time in January they can meet with the Grazing Committee to review the lease proposal together. The date for this meeting has not yet been decided.

New Business:

The Women's Group was thanked for the Annual Dinner held in November, and for the decorating and weeding of the area around the Guard Shack.

The Lawsuit update: it is public knowledge that as of this point the defendants (the POA) have prevailed on every issue. However, the plaintiffs have brought a new issue in appeals court that asks if the defendants acted reasonably. This issue will be decided at a jury trial to be held May 7-10, 2024.

Meeting was adjourned at 10:20 am. Next POA Board meeting will be February 3, 2024 at 9:00 am at the MOC.