

POA Board Regular Meeting Minutes
5 August 2023; 9:00 am
Metro Operations Center

Directors Present: Robert L. Scott; Rick Kinder; Carlin Craig; Mark Thomas; Deb Johnson; Bill Nielsen; Ken Dixon

Guests signed in: Harvey and Monica Ellis, Nanci and Kenneth Dixon, Vaughn Roundy, Sue Downs, Scott Adams, Pat and Tim Nash, Michelle Bonnette, David and Toni Moore, Jerry Peters, Claudia Henning, John Gerald, Jean Busch, Scott Tollefson, Patty Thomas, John Sanders, John Czikk

Call to Order : 9:00 am

Proof of notice: On SFTR calendar since October; reminder posted also

Roll Call/Determination of quorum: All Board members present; quorum achieved

Approval of June 3, 2023 Meeting Minutes: approved without changes

Committee reports:

A) Communication (Deb Johnson, chair)

- Facebook: Our Private Facebook Group is LIVE! Committee members have been actively sending invites to SFTR Property Owners. If you haven't received yours, be on the watch for it soon!
- Sharon Sorenson has been a gem getting our Ranch Ramblings out, recently sending our 9th bi-monthly edition to our property owners that are signed up. Due to other commitments, she would like to hand this volunteer task on the Communications Committee to other hands. If you have a background or are knowledgeable about MailChimp, she is willing to share her templates with you and help you get started. Many thanks to Sharon for all she does for our ranch, our community and her church! We appreciate you!
- Our annual POA meeting will be held on 10/7/2023. We are planning to offer a virtual option for our remote property owners to attend. Please visit www.santafetrailranch.com for updates as we get closer to October.
- The POA Board Nominations form is now available to property owners on our website. Nominations must be submitted between July 29th at 8:00 a.m. -August 19th at 10:00 p.m. (times are current mountain time to be included in the ballot. Ballots will be mailed by September 5th, 2023. Nominations can be viewed on the website by SFTR owners once logged in by selecting "View Nominations" in the Owners Menu and will be available for viewing and printing until after the October 7 POA Owners Meeting.

B) Owners Education / Adopt-A-Road (Bill Nielsen, chair)

The in-person Owners Education Program will be kicked off either late August or early September. Announcements will be posted on the website and on our private Facebook group. Please watch for them. A call to action was shared for the Adopt-A-Road program. There are 128 segments. Many owners have already signed up. Please check the map at the MOC for available roads – maybe **your** road is available? A question was raised if a person/family can sign up for more than one road. A strong "yes" was the response.

C) Roads (Carlin Craig, chair)

Congrats to Tom on his marriage July 21st!

Tom has been very busy. Blade work was completed on several rads, to include: Fox Trail, Old

Mission Ridge, Timber Wolf, Gallinas, Elk Park, Alpine Meadow, Bear Paw, Oak Park, Raton Overlook, Tall Oaks, Cottonwood, Meadow Ridge, Westwood, Deer Trail, Squaw Creek, Chipmunk, Conifer, Timber Ridge, and Mountain Meadow Overlook. Drainage work was done on Old Mission and Timber Park, Fishers Peak Pkwy., and Bear Paw. New read base was added to Fishers Peak and Meadow Ridge. Question was asked about what causes the washboard effect. Answer was many things, including tire spins, breaking, speed. FedEx and UPS were brought up in regards to speeding, and it was shared that drivers bosses penalize the commercial drivers if they don't finish in time.

D) Covenants (Rick Kinder, chair)

A couple of complaints have been received regarding loose dogs. Owners have been approached.

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

Ken shared the updated Mission Statement for the FHWM Committee. This can be found on our Santafetrailranch.com website, under POA, Committees & Groups, POA Forest Health & Wildfire Mitigation Committee. The committee has a great group of team members that help with the chipping around the ranch. There will be a change to the 2024 limbing and chipping – this will be offered in April and May only for 2024. The 4-year grant for \$75,000 currently has \$76,300.00 in “in-kind” work, which was supposed to be met in 3 years. Keep doing what you are doing for mitigation, but we have exceeded our commitment in year one! A question was raised to ask if we have received all the funds from the state yet, with a response of not yet. Ryan Simpson is working with NM Forestry in regards to the Vermejo Ranch side of our ranch. If you have tree limbs near the road that need to be chipped, please email the FHWM contacts listed on their Committee page (listed above). An additional question was raised regarding fire resistant windows and if they can be included. Ken will look into it.

F) Finance (Mark Thomas, chair)

The annual financial documents are now on the website under Legal Documents. Our current accountants Dixon Walker are closing shop, so new accountants will be needed for both the POA and the Metro. POA budget requests must be submitted to Mark an the BOD by August 30th. The current SFTR POA balance sheet and YTD Actuals and Budget Summaries were available and discussed (see attached).

G) Common Area/Community Preparedness (Bill Latham, chair – given by Bill Nielsen)

Bob Dye cut grass on Cottonwood. The Locusts are going crazy. Rick Kinder has weed and locust spray if needed. Please contact him if you need any. Sue Downs mentioned that they will be blooming in the next couple of weeks, so they will be easy to recognize. Claudia reminded the group not to cut them as more will grow back in its place. Use the spray

Women's Group Report (Joni English presenting)

Claudia announced that the date of the Annual Dinner will be November 4th. Please watch our website for further information.

New Business/From the Floor:

No one came forward.

Adjournment: The POA Regular Board meeting was adjourned at 9:25 am. Our Annual Meeting will be held at the MOC at 9 am on October 7th.

**Santa Fe Trail Ranch POA
Balance Sheet
As of June 30, 2023**

ASSETS

6/30/2023

Current Assets

Checking/Savings

Total First National Bank

\$ 304,869

Century Savings

156,268

Total Checking/Savings

461,137

Total Accounts Receivable

47,048

Total Current Assets

508,185

Fixed Assets

Total Fixed Assets

69,417

Less Accumulated Depreciation

(45,874)

Net Fixed Assets

23,543

TOTAL ASSETS

\$ 531,728

LIABILITIES & EQUITY

Equity

Retained Earnings

\$ 303,681

Total Transfer of Metro Assets

(64,640)

Net Income

292,687

Total Equity

\$ 531,728

TOTAL LIABILITIES & EQUITY

\$ 531,728

Santa Fe Trail Ranch POA				
2023 Actuals and Budget Summary				
June Year-to-Date				
	June Year-to-Date Actuals	Annual Budget	Remaining Budget 2023	Actuals Description - January through June 2023
General Income:				
Annual Dues	\$ 403,623	403,623	-	Billings of \$891 for 453 lots
Total General Income	\$ 403,623	\$ 403,623	\$ -	
Other Income:				
Covenant Violations	\$ -	\$ 500	\$ 500	
Processing Fees/Credit Card Processing Fees	5,640	5,400	(240)	Credit card charges for owners using credit cards at pay bills at \$40 per account
Grazing Lease	-	-	-	
Interest Income	2,199	1,400	(799)	Interest on bank accounts
Finance Charges	-	2,000	2,000	
Lien Fees	-	300	300	
Total Other Income	\$ 7,839	\$ 9,600	\$ 1,761	
Total Income/Cash Available	\$ 411,462	\$ 413,223	\$ 1,761	
General Expenses:				
Committees:				
Communications	\$ 4,424	\$ 8,048	\$ 3,624	\$900 Bare Comm - Web hosting, \$1,500 Bare Comm - Website work, TV and Cables \$854, Software Licenses \$1,170
Forest Health/Wildfire Mitigation	5,539	27,300	21,761	Weed Control Supplies \$145, Weed Chemicals \$977, trailer Purchase \$1,500, Fuel Tank Purchase \$500, Equipment Rental for Mitigation \$1,176, Mitigation Supplies \$1,241
Total Committees	\$ 9,963	\$ 35,348	\$ 25,385	
Administration:				
Lien Fees	\$ 26	\$ 250	\$ 224	Lien filing fees
Post Office	-	200	200	
Mileage	114	1,000	886	Mileage reimbursements
Bridge Inspection	-	10,000	10,000	
Credit Card Fees	3,424	5,900	2,476	Credit card fees charged to POA
Income Taxes	-	300	300	
Accounting Services	3,960	10,420	6,460	Bookkeeping fees
Supplies	724	3,000	2,276	Check blanks, ink and cameras
Insurance	652	7,500	6,848	Misc policies
Legal	693	15,000	14,307	Legal support
Property Taxes	529	550	21	Property taxes due
Total Administration	\$ 10,122	\$ 54,120	\$ 43,998	
Common Area:				
Road Work/Bridge/Culverts	\$ 71,506	\$ 317,250	\$ 245,744	Heath Andreatta - Grading \$32,290, Leone Sand and Gravel - Road Materials \$39,216
Snow Removal	10,730	30,000	19,270	Snow plowing
Building/Equipment/Signs	1,179	5,500	4,322	Dumpster Lid Modifications \$1,044, Scanner \$135
Trash Removal	9,720	18,000	8,280	Trash service
Conservancy Lease	-	658	658	
Utilities	5,556	8,600	3,044	Electricity \$2,583, Mobile email \$225, Propane \$2,748
Total Common Area	\$ 98,690	\$ 380,008	\$ 281,318	
Total General Expenses	\$ 118,775	\$ 469,476	\$ 350,701	
Net Income	\$ 292,687	\$ (56,253)	\$ (348,940)	