

**Silver Spurs Ranch**  
**Property Owners Association**

P.O. Box 293  
Walsenburg, CO 81089

**03/10/23 Executive Board Meeting Minutes**

Meeting was called to order on March 3, 2023 at 10:08AM by President Duane Freeman.

Present were Board Members Duane Freeman (President), Chris Workmon (Vice President), Randy Roth (Treasurer/Board Member), Wes Wilson (Board Member), Sonja Oberg (Secretary/Board Member), Seth Oberg (Roads Committee Member).

The minutes from the Board meeting for Induction for Wes Wilson were previously reviewed and approved by all board members electronically.

There was a discussion on mirrors for blind corners and trimming blind corners vs. mirrors.  
-Larger mirrors increased cost significantly, discussed and unanimously agreed to keep smaller size to save costs.

There was a discussion on the recent theft of mail from mailboxes and discussion on the inquiry and research conducted by Duane with Post Master for cost and installation requirement for secure mail boxes for the North End of the Ranch.  
-Depth of concrete slab to install approved mailboxes would be required to be 6 inches.  
-Post office requires access on both sides of the mailboxes for carrier.  
-Duane will continue to research costs and affordable options available for boxes

There was discussion surrounding a small trailer for one location storage for Ranch owned Materials. Chris Workmon will look into obtaining quotes of the trailers for used vs. new. Once obtained board will review and further discuss.

There was a brief discussion about by Treasurer:  
-Annual dues collection- 60 lots remain unpaid.  
-Update on annual tax filing for Ranch. Ranch accountant is working on taxes which will be filed over next few weeks.  
-Randy proposed Debit cards for authorized signers for convenience of picking up ranch supplies and ordering of supplies for annual meeting/ranch picnic. Discussion on daily limits, discussion/tracking of card use and consensus unanimous approval for debit cards for Randy Roth and Wes Wilson.  
-Wes Wilson was unanimously approved by the board to be added to the Century Bank Trinidad Silver Spurs POA account as additional signer/authorized user.  
-Discussion regarding CD, which will mature in June, Mid-May 3 institutions will be compared by Wes Wilson for Treasury Bonds to ensure highest return of investment.  
-Discussion regarding lots with multiple owners and undue cost/timeliness tracking, and in collection of dues for those who send partial payment or do not provide contact information for other responsible payers. Randy will draft letter for lots with multiple

owners regarding collection of dues/partial payments, ect for board to review.

There was a review of delinquent accounts.

There was a brief discussion on ranch roadside clean up and tree trimming along the roads for brush/branches growing into the roads affecting grading and snow plowing. A date has been set for Saturday April 1<sup>st</sup> to do tree trimming and clean up. It will be determined at that time if additional date is needed. Tree Trimming and clean up will be ranch volunteer based.

Seth Oberg provided the following road update.

- Roads seem to be in good condition with recurring washboard areas. These can only be graded and addressed as moisture allows. Discussion around drivers acceleration and speed highly impacts how long the grading lasts.
- New snowplow company was used this last snowfall as prior contractor used for snowplowing unresponsive and unreliable. Snowplow service has not yet submitted a bill. Seth will follow up with them to inquire on status of bill.

Duane has offered to hold future meetings at his residence.

The next Board Meeting has not yet been determined, a specific date and time will be determined as soon as possible and will be posted.

The meeting adjourned at 11:50AM.