

Silver Spurs Ranch  
1st Quarter Silver Spurs POA Board Meeting  
Lot 134, 3369 Silver Spur Rd, Walsenburg, CO

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**29 January 2022 / 10:00 AM**

**ATTENDEES:**

President/Treasurer-Randy Roth, Vice President/Board Member- Chris Workmon,  
Board Members- Jeff Davis, Board Member/Secretary-Sonja Oberg, Specials  
Projects- Seth Oberg

Meeting was called to order by President Randy Roth at 10:03am.

Executive portion of the meeting held to discuss confidential matters.

- Lot sold from sheriff's auction, State treasurer has written and is sending a check to POA.
- Annual dues letters were mailed out at the beginning of January.
- Collection on POA annual dues is about 35% collected.
- Review of final quarter 4 statement.
- Sonja proposed looking into online payment options for annual dues, offering an option for paperless invoicing for those interested. This would save Ranch postage and add convenience for many who prefer paperless.
- Randy will talk to the bank to see if an online payment option is available. Comparison of services to see if option for next year dues.
- Loader still on Cantel. Jeff will reach out to Mike to request removal or Board will have to have further discussion on removal.
- Discussed lot lines that have changed with sales & Ranch map being outdated. Randy will reach out to land use to see if updated information is available.
- Website was down for over a week. Web hosting service has moved to server which has caused uses on the back end. Spoke to the hosting server and they have the site back up and running and believe to resolve the issue.

- Discussion of land not being able to be split less tab 35 access or used for commercial use per bylaws.
- Randy tried to file previously signed lease with County as original no county filed and notarized copy found. He will reach out to McConnells to have resigned so it can be properly filled with the county.
- Discussed cleaning up social media pages becoming private for community members only. Motion by Chris to make private, clean up page to only property owners, second to motion by Randy. Voted and approved unanimously.
- Randy will be meeting with Ranches new liability insurance company to bundle board liability insurance.
- Taxes are almost complete, and should be ready to sign and file in March.
- Website has been updated with new insurance info.
- Discussed point- Good idea for lot owners to have property surveys done if previously property owners did not.
- New owners need to have cattle lease forms submitted to the county treasurer either by their realtor or themselves for agricultural taxes.
- Discussion of roads- stirrup work has been. completed. Small wash after last year's heavy rain. We'll need a culvert at some point but non emergent. Reins will need several culverts. Sunrise in need of gravel to be added to the clay area. Rodeo has been severely neglected over the years and needs work. Will finish Trails End while Rodeo gets done. Legend does not have a cul de sac, work needs to be done to establish one. that will need to be looked at for culverts in the future due to washouts.
- Road work will be done on priority and subject to change.
- Mirrors for blind corners were quoted at \$50 each. Unanimous approval to purchase one on trial basis for worse road corner/hills with blind spots/corners safety hazard with infringement of line of sight for oncoming traffic from opposite directions with narrow roads as trial basis for preventive safety measures.
- Discussion of recent thefts on the ranch, Ranch security measures. Blackhawk has optional vehicle stickers for Ranch owners, owners there stop those without stickers to see if they can help them and take note of vehicle license plates ect. Discussed Neighborhood watch, adding security Corner to website/newsletter to make owners aware of recent

activity to increase awareness so everyone can keep an eye out. Tom Galagos does professional security and is willing to give talks on specially security cameras that pick up license plates and give tips of interest to the community. Could be done on Ranch for presentation or presentation at annual meeting.

- Fire danger and awareness discussed due to high brush score and burn hazard. Huerfano County governs due level due to wind and we observe the status of the county.
- Randy will be reaching out to insurance to see about bundling Board liability insurance with general general liability insurance and policy questions.

## ACTION ITEMS

- Randy will reach out to land use office
- Chris & Seth will make the social media page private and remove members who are noy lot owners.
- Duane will order 1 mirror for blind spot corners.
- Jeff will reach out to Mike regarding removal of his loader.
- Randy will follow up with the insurance company for insurance inquiry on policy questions & bundling.

Meeting adjourned at 12:30pm

## NOTES

- Next quarterly meeting is scheduled for Saturday, April 23nd, 2022 @ 10am to be held at Oberg Residence, lot 134.

Board minutes reviewed approved via email by Jeff Davis on 2/5/22, Duane Freeman on 2/5/22, Sonja Oberg 2/5/22, Chris Workmon on 2/11/22 & Randy Roth on 2/21/22.