

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

P.O. Box 293  
Walsenburg, CO 81089

3<sup>rd</sup> Quarter 2015 Meeting Minutes

Meeting was called to order October 24, 2015 at 10:30 AM.

Present were Board Members Jim Morine, Jack Fischer, Larry Schumacher, Lori Ritchie, Jim Modlish  
Treasurer - Gary Geiselbrecht, and Secretary - Dianne Schumacher, Larry Waltz.

Minutes were voted on and approved from the Annual Meeting on July 18, 2015 and the Officer Selection meeting held on July 25, 2015. The financial section of the minutes will only be available to those that have access to the Members Only section of the website.

Gary went through the Treasurers Report. It was voted on and approved.

Jack discussed the completion of the low water crossing. It's completed and hopefully doesn't ever have to be done again. There are reflectors on the edges of the Silver Spurs Road low water crossing. It was suggested that there should be signs indicating to NOT cross when water is high.

Jack also addressed additional road work that was completed during the summer. This led into what was remaining in the 2015 road budget. There's approximately \$10,500 left for 2015. Pricing was discussed for new gravel and the cost for grading each time. New gravel is \$10 to \$20 a ton and \$5,000 to grade. It was agreed to grade the 3 main roads as soon as possible after rain or snow for the best results. The Road Committee will also address Silver Spurs Road between the low water crossing and Rowell Road. That appears to currently be the worst section of rough road.

The lots that are behind on dues were discussed. Some are making payments, some are behind on payments and some haven't made any effort. All Board Members agreed that any payments should not be less than \$100 per month.

Changes made to the Property Dues Letter were agreed upon.

If the paint is supplied to Mary Fisher, she will repaint the signs at the entrance to the ranch.

The meeting adjourned at 12:30 PM.