

Silver Spurs Ranch
Property Owners Association

P.O. Box 293
Walsenburg, CO 81089

2/01/2020 Meeting Minutes

Meeting was called to order February 1, 2020 at 10:00 AM by President Larry Schumacher

Present were Board Members Larry Schumacher, Jeff Davis, Arlene Workmon, Board Member and Treasurer, Gary Geiselbrecht, and Secretary - Dianne Schumacher.

Review and approval of the Annual Meeting minutes from July 20, 2019. A motion was made and seconded to approve the Annual Meeting minutes.

Review and approval of the Officer Selection meeting from July 20, 2019. A motion was made and seconded to approve the Officer Selection meeting minutes.

A motion was made and seconded to continue the appointment of Gary Geiselbrecht as Treasurer and Dianne Schumacher as Secretary of the POA.

Treasurer's report was presented for the 3rd and 4th quarters of 2019. A motion was made and approved to accept the report.

Reviewed active files that still have unpaid balances from previous years. A new procedure is to reflect the case number in the minutes going forward.

20181 – Will proceed with foreclosure process

20182 – Owner is continuing to make monthly payments. A couple got missed last year but did receive one payment prior to year-end.

20185 – This lot is going to be sold at a tax sale in the next couple of months through the county. POA may not have many options at this time.

201819 – Will begin skip trace process with lawyer.

201822 – Will begin foreclosure process with lawyer

201901 – Lien filing fees not paid from last year were added to this years' dues notice.

201906 – Lien filing fees not paid from last year were added to this years' dues notice.

201907 – Board member will contact owner about payment or work on a plan to get monthly payments until paid off.

Set meeting date schedule for remainder of 2020. All Board members will attempt to attend these dates.

April 18, 2020

July 11, 2020

July 18, 2020 – Annual Meeting

September 19, 2020

Activities Committee – Lori gave update on this years' Cookie Exchange. Several ladies attended with lots of good food and many cookies changed hands. There is a tentative meeting scheduled in early February to schedule different events for 2020. Arlene will present at a future Board meeting.

The County Assessor has been checking to ensure lots that should have AG status do have it, and those that are fenced do not have it. He will be contacting Larry for addresses if needed.

Architectural Report: There has been on inquiry from a resident concerning the process of building a new home. No building requests have been submitted.

Discussed accomplishments of Road Work completed in 2019. See attached for complete listing.

An attempt will be made to get the roads graded twice every year during May and November. Other priority road work will be done, weather permitting, adding road base and gravel, on the following areas:

- Rowell from 330 to Sunrise
- Sunrise from Trails End to Leather
- Silver Spurs from Ute to Valley Vista

Some work has been done on a few spots on the road and overall the roads are in ok condition for this time of year.

Gary will order and install some 'Blind Corner' signage for a few areas on the Ranch roads.

The purchase of equipment to spot grade the roads was discussed and will need further research.

Gates at the entrances were discussed and it was agreed to table until the next meeting for everyone to come up with pros and cons of installing gates to the Ranch.

The meeting adjourned at 12:30 PM.