

Silver Spurs Ranch
Property Owners Association

P.O. Box 293
Walsenburg, CO 81089

10/10/2020 Meeting Minutes

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

Present were Board Members Larry Schumacher, Lori Ritchie, Jeff Davis, Chris Workmon, Board Member and Treasurer, Gary Geiselbrecht, and Secretary - Dianne Schumacher

The minutes from the August 1, 2020 were presented. A motion was made and approved to accept the minutes.

Treasurer's report was presented for the period ending 9/30/20. A motion was made and approved to accept the report. Gary gave an update to the progress of re-graveling some parts of the roads throughout the ranch. Most of the roads are in good shape at this time of the year.

There are 7 cases that are behind on dues. 2 very old cases have been closed and 1 is still making payments. One case is pending foreclosure and should be completed once response from the bank that owns it is received.

Some Board Members suggested sending a letter to members updating them on the budget and financials and collection statuses. Also, a suggestion was made to have a social directory made. It would be a listing of contact information of anyone that would like to be included. It would be shared with those on the list. Board members would like a copy of the current address list that is maintained by the Secretary. This can be done with the advisement that it is always changing due to so many lots being sold recently, and it cannot be distributed outside the board.

Gates at the entrances were once again brought up. (This subject had been tabled to the annual meeting at the August 1, 2020 Board meeting. Information would be compiled prior to the annual meeting to present to members at that time.) A Board Member presented a draft of what he feels should be sent to members concerning the gates. Another discussion ensued. A motion was made to send out an informational letter to members prior to the annual meeting and allow all members to vote on the issue of whether to pursue the installation of gates. This was deemed to be fair and reasonable due to the possible financial impact to the ranch. The motion was passed unanimously by all board members.

A motion was made and approved for Gary to purchase Blind Curve and Slow Down signs to be put up at needed locations on Rowell. The Private Road signs were installed since the last meeting.

The updated By-Laws are available on the Silver Spurs Ranch POA website. Also, all previous Board Meeting and Annual Meeting minutes are there. The 2019 Annual Meeting minutes have

not been approved by members and will not be posted until they are approved. A physical copy will be provided when requested.

Gary will follow up with McConnell Ranch to determine if they want to continue the cattle lease.

Sonja Oberg has volunteered to be the Newsletter editor and will start producing the newsletter monthly. Once approved by all board members, it will be posted to the website each month.

Tentative dates for two future Board Meetings were made, 1/16/21 and 4/17/21. As always these are subject to change due to weather and/or the ongoing pandemic.

The meeting adjourned at 12:45 PM.