

**Silver Spurs Ranch
Property Owners Association**

P.O. Box 293
Walsenburg, CO 81089

02/20/2021 Executive Board Meeting Minutes

Meeting was called to order on February 20, 2021 at 9:14AM by Vice-President and Presiding Officer Jeff Davis.

Present were Board Members Jeff Davis, Chris Workmon, Lori Ritchie, and Gary Geiselbrecht.

Larry Schumacher submitted his letter of resignation as President and Board Member. Diane Schumacher resigned as Secretary. Ranch property and records have been turned over to the board, and Larry will be removed as signatory on all bank accounts.

The minutes from the October 10, 2020 were presented. A motion was made and seconded to approve the minutes as presented. The motion was approved unanimously by all board members.

A motion was made and seconded about approving minutes electronically. A discussion followed that approving the minutes electronically in the future would allow them to be posted quickly on the website. The minutes are the official documents of the board meetings and should be available to members as soon as possible. The motion was approved unanimously by all board members.

A motion was made and seconded to clarify that the Secretary and Treasurer are appointed at the January (or first quarter of the year) board meeting each year for a one-year term beginning January 1 through December 31 of the current year.

A motion was made and seconded to appoint Board Member Gary Geiselbrecht as Treasurer for the term January 1, 2021 through December 31, 2021. The motion was approved unanimously by all board members.

A motion was made and seconded to appoint Board Member Lori Ritchie as Secretary for the term January 1, 2021 through December 31, 2021. The motion was approved unanimously by all board members. There was a discussion about appointing Sonja Oberg as Assistant Secretary at the following open meeting. Lori Ritchie will be added as a signatory on all bank accounts to replace Larry Schumacher.

The Treasurer's Report was presented for the period ending 12/31/20. A motion was made and seconded to approve the report as presented. The motion was approved unanimously.

There is one case that is pending foreclosure and we are waiting for the lawyer to complete actions with the bank that owns it. Back taxes on the property were paid through 2019.

There was one ARC request for approval of a steel building. The Board reviewed and approved the request. An approval form will be completed and sent to the member.

A motion was made and seconded to not fill the open board position until the members can vote at the next annual member meeting. Discussion followed. The vote was tied so the motion failed.

A motion was made and seconded to prepare and send out ballots to members concerning Silver Spurs Ranch becoming a gated community. A discussion followed. An informational letter and a ballot for members to vote if they want to pursue the installation of gates will be prepared and approved. Prior to the next quarterly meeting in April, the letter will be sent to our legal counsel for review prior to being mailed out to all members. Ballots will be returned to legal counsel. They will be opened by two independent third parties or in a manner recommended by legal counsel. Results will be announced to members. This was deemed to be fair and reasonable. The motion was passed unanimously by all board members.

A tentative date for the next Board Meeting was set for April 17, 2021. As always this date is subject to change due to weather and/or the ongoing pandemic.

The meeting adjourned at 10:24AM.