

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

P.O. Box 293  
Walsenburg, CO 81089

**04/17/2021 Executive Board Meeting Minutes**

Meeting was called to order on April 17, 2021 at 10:09AM by Vice-President and Presiding Officer Jeff Davis.

Present were Board Members Jeff Davis, Chris Workmon, Lori Ritchie, Gary Geiselbrecht, Assistant Secretary Sonja Oberg, and Road Committee Member Seth Oberg.

The minutes from the February 20, 2021 meeting had been previously reviewed and approved by all board members electronically. The copies of the minutes were then posted on the website in February.

A motion was made to follow the legal advice obtained concerning the gate letter and a return date of June 4, 2021 was set with a ballot opening date of June 5, 2021. The letters with ballots will be mailed out within three days of this meeting. The ballot opening will be held at the Huerfano Bible Church in Walsenburg and will be open for members to observe. A simple majority of votes received will determine the outcome. This event will be for counting ballots only and will not be a meeting or open forum. The motion was approved unanimously.

There was a discussion about the current liability insurance and the difficulty of getting coverage. Further investigation is needed to identify future options.

There was a review of open legal issues.

- There is one lawsuit pending that the attorney will continue to work on.
- One filing will be closed.
- The owner is still making payments for one filing so no further action is needed at this time.
- There is one filing that the board needs to work with legal counsel to determine the best course of future action.

There was a brief discussion about tax sales and the effect on property values.

There was a review of delinquent accounts.

- One lot owner is continuing to make payments.
- One lot has a current legal action pending.
- Three delinquent lot payments have been received since March 15.
- There are an additional nine delinquent accounts at this time.

Note: Delinquent Notices have been mailed out.

There was a brief discussion on where future meetings will be held. It was determined that it would be best to hold meetings in a public place when possible. Options have been limited due to the pandemic. Available options will be researched and discussed at a later time via email.

It was suggested that board members' dues be waived for one lot for each year served as an incentive for members to serve on the board. The Treasurer stated that currently only reimbursements for expenses are offered. More research is needed in order to determine if some type of incentive is feasible. The discussion was tabled until a later time.

The Annual Meeting was discussed and everyone agreed that the Fox Theatre was a good location. It was suggested that the picnic be held on a vacant lot at the ranch. Food was briefly discussed and will be finalized at the next quarterly meeting. Board members will research gift ideas to be shared and discussed later via email.

There was a brief discussion on ranch maps for the Road Committee to use. Some copies will be printed of an existing map.

Seth Oberg provided the following road update.

- Mike will be grading all of the roads, if we get enough moisture.
- Heffer Court will be getting repaired.
- We will be adding fill to the end of Legend Lane to stop the erosion.

A comment was made that people should not use the Huerfano County Interactive Map to determine survey lines because it is inaccurate. This information will be shared on the website.

The Treasurer's Report was presented for the period ending 3/31/21. A motion was made and seconded to approve the report as presented. The motion was approved unanimously.

The next Board Meeting will be held in July. Because of scheduling conflicts yet to be resolved, a specific date and time will be determined as soon as possible and will be posted.

The meeting adjourned at 11:00AM.

NOTE: Per the posted notice, following the meeting, owners/members held an open forum. Owners/members were informed that the gate letter and ballots will be mailed out this week and the return deadline will be June 4, 2021. Discussions about gates followed.