

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

P.O. Box 293  
Walsenburg, CO 81089

**07/10/2021 Executive Board Meeting Minutes**

Meeting was called to order on July 10, 2021 at 9:30AM by Vice-President and Presiding Officer Jeff Davis.

Present were Board Members Jeff Davis, Chris Workmon, and Lori Ritchie. Assistant Secretary Sonja Oberg and Seth Oberg, Special Projects – Roads, joined the meeting later.

The minutes from the April 17, 2021 meeting had been previously reviewed and approved by all board members electronically. The minutes were then posted on the website in April.

Gary Geiselbrecht resigned from the board and as Treasurer and will need to be removed from the POA bank accounts. Jeff Davis will be acting Treasurer until the position is filled. A discussion was held that the Secretary position needs to be filled by a person that is local so that mail can be picked up, deposits can be made at local bank, and checks for bills be processed and signed in a timely manner. Checks require two signatures. The Treasurer position must be filled by a member that is in good standing. A motion was made to ask Randy Roth if he will fill the position through December 31. The motion was approved unanimously. Jeff will contact the bank and will set up a meeting to change signatories.

There was a brief review of the Treasurer documents that Gary turned over to Jeff. The quarterly report, receipts, deposits, and delinquent accounts were reviewed. It was noted that Jeff needed to ask Gary if he has copies of missing documents including copies of tax returns and prior year check stubs.

The Treasurer's Report was presented for the period ending 6/30/21. A motion was made and seconded to approve the report as presented. The motion was approved unanimously.

The attorney invoice was reviewed and a check was issued and signed for payment. Lori will mail the check.

An email was received to renew the insurance. The email was forwarded to Jeff and a check will be issued to make the premium payment prior to September.

Address changes were given to Lori and updates will be made. An updated member list will be provided electronically to board members.

Lori will be passing over the secretary records and duties to Sonja prior to the annual meeting. Lori and Sonja will meet to go over processes and procedures.

Chris and Seth volunteered to take over as editors on the Silver Spurs POA Facebook Page. They will send Lori their information so that she can set them up.

There was a review of open legal issues and delinquent accounts. Some items were put on hold in 2020 because of COVID. Delinquent notices were mailed out after the March 15 deadline. Jeff will follow up with legal to see what actions can be taken at this time.

The Annual Meeting was discussed. Lori will prepare the meeting notice and proxy form and send to other board members for review prior to being mailed out. The annual meeting will be held at 10am on September 18, 2021 at the Fox Theatre in Walsenburg. The meeting was to be held on the second Saturday in September, but it fell on 9/11 so it was determined that it should be moved to the next Saturday, 9/18.

Jeff Davis has one more year on his term on the board. Lori Ritchie is not going to run again. That leaves up to four positions to be filled on the board. This is not a normal situation and was caused by the cancellation of the 2020 annual meeting due to COVID. Chris Workmon has been filling a vacant position for the past year and indicated that he is willing to run for a position. Additional members are needed to serve on the board in order to have some diversity and ensure that members are well represented. In order to serve on the board, a member must be in good standing (all dues currently paid) and be willing to help enforce and follow the covenants, rules, policies, and by-laws.

Jeff Davis volunteered to hold the picnic on his lot 46. A discussion was held about food and it was decided to wait until we see how many people will be attending the picnic to finalize the food. Jeff will check on a portable toilet. Chris currently has the tent and coolers to use for the picnic. Members will be asked to bring chairs.

Seth Oberg provided the following road update.

- Gravel will be ordered. Harold will be providing gravel for the remainder of the year because Walsenburg Sand and Gravel is out.
- Areas for gravel and grading have been mapped out.
- The end of Stirrup needs gravel.
- The low water crossing on Silver Spur Road needs to be dredged.
- A culvert is being put on Cantel.
- The Heffer Ct. cul-de-sac repair has almost been completed.

The next meeting will be the annual member meeting on September 18, 2021. A brief Board Meeting will be held afterward to elect a President and Vice President. The next quarterly meeting of the new board will be determined and posted.

The meeting adjourned at 11:35AM.

NOTE: Per the posted notice, following the meeting, owners/members were welcomed. Information about the board and the annual meeting were shared.

ADDENDEM: Following the meeting, Randy Roth did accept the position of Treasurer through December 31. A meeting will be held at the bank to remove Gary Geiselbrecht and Lori Ritchie as signatories and add Jeff Davis, Chris Workmon, and Randy Roth as signatories.