

Silver Spurs Ranch
Property Owners Association

P.O. Box 293
Walsenburg, CO 81089

07/29/23 Executive Board Meeting Minutes

Meeting was called to order on July 29, 2023, at 10:08AM by President Duane Freeman.

Present were Board Members Duane Freeman (President), Chris Workmon (Vice President), Randy Roth (Treasurer/Board Member), Wes Wilson (Board Member), Sonja Oberg (Secretary/Board Member), Seth Oberg (Roads Committee Member).

The minutes from the Board meeting were previously reviewed and approved by all board members electronically.

Review and discussion of prior meeting and action items.

Duane continues to watch for affordable options for secure pedestal mailboxes at the North End of the Ranch as brand-new ones are so expensive. Looking for boxes that best suit ranch needs with at least sixteen boxes and oversized item boxes. Update/communication on this will also be provided at the annual meeting.

Discussion surrounding research on costs of small trailer to hold and store Ranch owned Materials in follow up to prior meeting discussion. Chris Workmon has investigated quotes for obtaining new trailers, the pricing is pretty steep quotes for trailers. The board discussed continuing to look for used options which will be more affordable and better use of ranch funds for this purpose. Randy will inquire with the accountant how the board would handle paying taxes should a trailer be found to be purchased for storage of ranch owned materials.

Discussion regarding continued excessive speed in driving on ranch roads, the hazards this presents and how recently another driver was run off the road by a speeding driver.

There was a brief discussion by the Treasurer: There was a review of delinquent properties on ledger. Treasurer Randy requested the board to consider the attorney to take action to move forward on three severely delinquent properties. Discussed and unanimously approved moving forward with attorney to pursue collections on delinquent properties. Periodic reports have been filed & paid and contracts for periodic reports have been fixed with the state.

Per prior discussion Wes Wilson was added to the Century Bank Trinidad Silver Spurs POA account as additional signer/authorized user.

Previously approved proposed Debit cards for authorized signers for picking up ranch supplies and ordering of supplies for annual meeting/ranch picnic were issued to Randy Roth, Wes Wilson, and Duane Freeman.

Discussion regarding CD which matured in Mid-May/June were compared by Wes Wilson and Randy Roth. Randy has indicated he and Wes transferred the 189k funds from to 3-year Treasury Bonds with a higher rate to ensure the highest return of investment, no access to CD for 3 years changing ROI from .09% to 4%. Randy stated he moved 2000 from checking into a money market checking account.

Wes Wilson discussed the new Gravity Report which has been updated. This has been posted to the Ranch website. Uses County records on GIS map with exact coordinates. As it is very technical, Wes will provide a comparison to previous and provide a brief overview and answer any questions regarding it at the Annual meeting.

Seth provided road report update. Snowplow company service submitted a bill which was forwarded to treasurer Randy will send payment for services. One ranch member inquired on sharp curve on his road which he feels sharp curve to be difficult for delivery for build, road curve to be extended to reduce curve. Ranch owners will need to discuss with the property owner whom the curve touches to see if they are ok with work considering to be done and see if other ranch owner ok with reducing apex of curve affecting adjoining property. Seth will reach out to the ranch owner to advise him to speak with other ranch owners whose property would be affected by road extending corner to reduce curve. A fellow ranch member had submitted a request for the road committee to look at sand filling up on the culverts near the north silver spurs entrance, causing minimal flow for water to pass through the culvert. This will be looked at and addressed to the road committee to correct the issue. There are funds remaining in the road budget and remaining projects will be looked at and determine priorities and use to allocation of funds.

There was a brief discussion regarding additional ranch roadside clean up and tree trimming along the roads for brush/branches growing into the roads affecting grading and snow plowing and visibility. The prior trimmings from last clean up were placed on Lot 134 property as a temporary holding place until it could be determined where they could be disposed, the board will seek ranch members who would be willing to have these placed in their washed-out arroyos. If no location found, discussed and unanimous approved they will be hauled to the transfer station for disposal. Per discussion and unanimous board approval Randy will obtain at card for the Ranch at the transfer station for such purposes. Tree Trimming and cleanup is a great deal of work and is volunteer based, it is the hope that other ranch members will participate in the future so the efforts can be completed. No further date has been set yet.

Chris proposed for the ranch to look into and consider applying for Colorado grant for Vermeer chipper unit for fire mitigation like that which Blackhawk Ranch has acquired. Chris discussed that Blackhawk has offered the prefilled grant application which Silver Spurs info can be added prior to submitting and that 4 individuals would need to be trained and certified to get grant and additional individuals could be trained after. Discussion surrounding safety, use and insurance implications discussed. Randy will reach out to insurance to see if this is considered in the future if that were something the ranch insurance liability insurance policy would cover, and costs associated. This has been tabled for further discussion until further research has been done. Quarter 3 will be the Annual Silver Spurs Meeting discussed. It will be held on Saturday,

September 9th, at the Fox Theatre in Walsenburg from 10am to noon. Duane has reserved the theatre and Randy will issue a check for Duane to get to the theatre for a donation for the reservation of the space.

Moxley's have offered to hold the Ranch picnic. Duane will reach out to them to confirm. Discussion and unanimous approval for Randy to order vehicle stickers and gifts for ranch picnic. Food and refreshments provided for ranch picnic were discussed and will be picked up closer to picnic date per the number of RSVPs received. Sonja will look into mini biff options for picnic.

Board election terms discussed. Randy, Wes, and Sonja have 1 year remaining of their term. Duane and Chris board terms end this year. Duane will re-run this year. Chris has indicated that he will not be re-running. Sonja has submitted her resignation and would like her positions filled at the ranch meeting elections or the board find a replacements to complete her remaining term.

Annual meeting notices were reviewed and approved to go into the mail to all current ranch owner on Monday.

The second half of grazing lease notice will be sent out to Ranch leasee on Monday for payment due coming up.

Certificates of authentication for website and email were purchased per previous discussion and approval at last meeting and have been uploaded. There seems to be an issue with authentication issue for emails being sent to Gmail users which is being looked at and is expected to be resolved over the next week or so.

The Quarter 4 Board Meeting date will be determined at the annual meeting, a specific date and time and location will be posted once determined.

Duane has offered to continue to hold future meetings at his residence as well as small get-togethers to meet and greet new ranch members.

The meeting adjourned at 12:08 PM.