

**Silver Spurs Ranch
Property Owners Association**

P.O. Box 293
Walsenburg, CO 81089

**01/6/2024
1st Quarter 2024 Executive Board Meeting Minutes**

President, Duane Freeman called to order the 1st quarter 2024 meeting on January 6, 2024, at 10:15 a.m.

Present at the meeting were Board Members Duane Freeman (President), Joseph Lodato (Vice President), Randy Roth (Treasurer/Board Member), Wes Wilson (Board Member), Tracey Lodato (Secretary/Board Member).

The minutes from the last board meeting (annual 9-9-2023) were reviewed for action items. All board members previously approved the annual minutes electronically.

Duane Freeman continues to pursue affordable options for mailboxes and a trailer for the ranch with the aim to pursue the trailer first and possibly this calendar year.

From the minutes of the 9/9/2023 meeting, it was stated that the \$4k moved to evaluate interest received and the treasurer requested approval to continue to follow the process. Temporary/interim approval was obtained by the members on the condition that the new process be added to the bylaws document. Randy Roth stated that a CD was opened with Five Star Bank, and this is a bank that could be used for small expenses for the ranch with the debit cards. A money market account was opened with a small balance, and when the board agrees the next step would be to move a larger sum to the money market. Randy Roth proposed that the 1st National Bank should be used for all inbound income and expenses for the ranch such as taxes, insurance, etc.

There was discussion concerning confusion with the board member positions and Tracey Lodato stated she is a board member and the secretary. Tracey Lodato suggested that the bylaws should be scheduled to be reviewed soon as Article IX Amendments of the Bylaws states 'A committee shall review these Bylaws every five (5) years' and currently the Bylaws are dated October 19, 2020. A pending review of the Bylaws needed will be an opportunity to amend the board positions as it relates to the Treasurer and Secretary position if warranted and wanted with approval by all members.

Randy Roth briefed the board on the current delinquent properties on the ledger and will pursue liens on those delinquent properties this payment cycle, if not paid in full.

Tracey Lodato asked if the POA fell under CCIOA and Randy Roth stated the POA is exempt and remains exempt because the annual dues per lot is under the dollar threshold for CCIOA.

Randy Roth stated that all the 2023 taxes have been completed, and he also completed the 2024 budget using actuals from the 2022 and 2023 budget and came within \$2,000 of gross income of

[https://d.docs.live.net/fe96c8dff04e8006/Documents/Silver Spurs/_Meeting Minutes/2024/1st Qtr 2024/2024 1st Quarterly 2024 Meeting 1_06_2024.docx](https://d.docs.live.net/fe96c8dff04e8006/Documents/Silver%20Spurs/_Meeting%20Minutes/2024/1st%20Qtr%202024/2024%201st%20Quarterly%202024%20Meeting%201_06_2024.docx)

the 2024 budget. Tracey Lodato stated that she sent the dues invoices on December 27, 2023.

There was discussion regarding Zelle as an electronic payment method regarding security and it was determined that the 2024 dues billing cycle would not accept Zelle as a payment method and further research is required on any future electronic payments.

Duane Freeman discussed the meeting he and Joseph Lodato had with the Huerfano County Sheriff. Duane Freeman said that the ranch has full support from the Sheriff. Duane Freeman suggested that every POA newsletter issue state that if ranch owners are having issues with the ranch roads regarding speeding, etc. that they report their issue with the Huerfano County Sheriff's Office. Duane Freeman encourages ranch owners to be initiative-taking on their security for their properties and community and suggests they obtain cameras for their cars to have proof to submit that someone ran them off the road, etc. and install cameras on their properties. Duane Freeman suggested we post this information in every newsletter.

Duane Freeman discussed mirrors on blind corners and the current mirror on Rowell Road. The Rowell Road mirror has been up for two (2) years and has not been damaged. The ranch has trimmed trees from these blind corners and suggests adding more mirrors to other identified blinds spots to further assist drivers on the ranch roads. Bigger mirrors are double the cost of the current mirror on Rowell Road. These mirrors can be installed on poles or posts to achieve the correct height needed to be effective. The possible purchase of convex mirrors discussion will be continued the next meeting.

There was discussion regarding the Signal question on the P.O. box number being incorrect or changed. Tracey Lodato stated that she privately responded via the Signal app with the ranch owner that asked the question. Tracey Lodato used previously printed return PO box labels and believes that a sheet of labels may have had a few incorrect PO box labels that were not removed. Tracey Lodato felt confident that if there were any incorrect PO box labels that it amounted to only a few labels.

Duane Freeman discussed adding additional mailbox slots for new owners and currently the need is at the Rowell Road mailbox. Duane Freeman suggested expanding both mailbox slots at Rowell and Silver Spurs mailbox locations accommodate new builds. It was determined that the mailbox expansion will be completed in-house and will be revisited in the next few months.

Wes Wilson, Joseph Lodato and Tracey Lodato discussed the newsletter from October 2000 that Tracey previously sent to the board. The October 2000 newsletter had valuable information for its time, and it was suggested that it could be a jumping point document to create a new owner document to answer frequently asked questions (FAQ) and add a FAQ to the webpage.

Joseph Lodato discussed the current website and the difficulty of using and managing it. The current newsletter is too large to put on the website. He said he has been researching websites to replace the current website and the associated costs. He also stated that much has changed with website creation and hosting and his aim is to find the needs of the ranch and have it be simple to manage for current and future users. There was a motion and approval for Joseph Lodato to further investigate a new website and costs and bring his findings back to the board. Once a new

website hosting service has been decided by the board, Joseph Lodato offered to create the website. There was discussion on modernizing and streamlining the current software systems such as sharing files (cloud-based files) to make the work of the treasurer and secretary more collaborative, efficient and have shared files that give access to all board members. The consideration of the changes will include succession planning of the board. Duane Freeman suggested that the new website include a page dedicated to roads.

The next quarterly board meeting date has not been determined.

The meeting adjourned at 11:17 a.m.