

**Silver Spurs Ranch
Property Owners Association**

P.O. Box 293
Walsenburg, CO 81089

**02/15/2024
Special Board Meeting Minutes
Mercantile Stoke House Meeting Room, Walsenburg, CO**

President, Duane Freeman called to order the special meeting on February 15, 2024, at 5:01 p.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) and Seth Oberg (Road committee)

The topic was the ranch roads with Seth Oberg, road committee member, giving historical and current practices related to:

- Gravel road maintenance (dry, moisture, ruts, washboards, crown, etc.).
- Snow plowing & current snowplow guidance.
- Contractors (past and present), equipment used.
- Maintenance practices and what impacts road conditions (shade, sun, driving, etc.)
- Road committee (members, function, decision making).
- Exceeding the ranch road speed limits impacts dry and wet roads negatively.

Duane Freeman proposed a motion to make Seth Oberg a Silver Spurs POA board member (nonvoting), and seconded by Wes Wilson, and the motion carried with all in favor. Seth's term will run from February 15, 2024, until the year 2026 annual meeting (normally September).

Further discussion ensued regarding establishing quarterly reporting related to road maintenance prioritization, snow and rain event record keeping (dates, inches, wet or powdery snow) and driving best practices for ranch roads. Improve messaging related to which roads are or have been snow plowed daily, whether CR 310 and 330 is or has been snow plowed with distribution to the ranch Signal app and the ranch website. Future new website to include a page dedicated to roads Frequently Asked Questions (FAQ).

The next quarterly board meeting date has not been determined.

The meeting adjourned at 6:26 p.m.