

**Silver Spurs Ranch**  
Property Owners Association  
P. O. Box 293  
Walsenburg, CO 81089  
**“A Covenant Restricted Community”**

**20<sup>th</sup> Annual Meeting Minutes, July 15, 2017**

The 20<sup>th</sup> annual meeting of the Silver Spurs Ranch Property Owners Association was called to order by President Larry Schumacher at 1:00 PM on Saturday, July 15, 2017 at the United Church of Walsenburg.

Board members and officers in attendance were President Larry Schumacher, Vice President Jeff Davis, Secretary Dianne Schumacher, Treasurer Gary Geiselbrecht, and Board Members Jack Fischer and Lori Ritchie.

The reading of the minutes from the 19<sup>th</sup> annual meeting held on July 16, 2016 was next on the agenda. A motion was made to waive the reading and to accept the minutes as presented, it was seconded and passed by voice vote.

The next item on the agenda was the Treasurer’s Report, by Gary Geiselbrecht. The financial statement for the fiscal year 2016 was presented, seconded and passed by voice vote.

The next item on the agenda was the Road report. Jack Fischer presented what had been accomplished in 2016 and what projects were on tap for the rest of 2017 and into 2018. Jack is stepping down from the Board and someone new needs to be taking over road issues.

The next agenda item was the Architectural Review Committee report. There have been 2 barn/shed requests and 2 new home requests presented for approval. They met the building requirements and have been approved. There were 2 other home requests that had been denied due to square footage issues.

**NEW BUSINESS:**

Concerning the election of board members, there are 3 open positions which are held by Larry Schumacher, Jack Fischer and Jim Morine, due to Jim’s passing last year. Larry was re-nominated and Arlene Workmon and Gary Geiselbrecht were also nominated. After the election all were chosen as the new board members. A short Officer Meeting will be held following this meeting to determine officers for the next year.

Jeff spoke about fire mitigation for the ranch and steps land owners can take to help with possible fire issues. He will be redrawing the ranch map the assist

fire, police and ambulance personnel to have directions to homes within the ranch. It's been outdated for quite some time and Google Maps directions are wrong.

The phone listing that was handed out is for residents use only. It isn't to be shared with non-owners.

The new Silver Spurs Ranch FaceBook page is Silver Spurs Ranch Property Owners Association and is maintained and monitored by 3 Board members.

The annual picnic is being held at Jack and Mary Fischer's home beginning at 3:00. This will be the last one at their home and the Board is looking for volunteers for next years' picnic.

A POA activity committee was formed with volunteers with include Mary Fischer and Arlene Workmon. There will be fun things to do during the year so keep an eye out for future events.

A resident brought up an issue of there being lots that seem to be storing items that are 'junky'. As long as these items don't break any of the covenants of the Ranch there's no reason for action to be taken. Also, the amount of time that the cows stayed in certain areas over this past winter was also an issue. The Board will have a lawyer assess the grazing lease to ensure al bases are being covered.

The meeting was adjourned at 2:45 PM.