

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

21st Annual Meeting Minutes, July 21, 2018

The 21st 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 21, 2017 at Washington Underground, 201 E. 5th Street, Walsenburg.

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

The reading of the minutes from the 20th annual meeting held on July 15, 2017 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 2017 was presented, seconded and passed by voice vote.

The next item on the agenda was the Road report. Gary Geiselbrecht presented what had been accomplished in 2017 and what projects were on tap for the rest of 2018 and into 2019. A lot of grading was unable to be done due to the dryness of the spring and summer. Whenever rain or snow happens, grading will be done as necessary.

The next agenda item was the Architectural Review Committee report. There was only 1 garage build request presented for approval this past year. It met the building requirements and was approved.

NEW BUSINESS:

There have been instances of vandalism on the Ranch that have come up. All occurrences need to be documented with the Sheriff’s department as they happen. If you see something, say something.

The wording of a Rule was changed concerning the annual assessments. The previous wording was lenient regarding the late fees and liens

assessed due to non-payment. That has now been tightened up to include specific dates and deadlines for late pays. This will be posted to the Silver Spurs Ranch POA website in the Documents tab.

Concerning the election of board members, there is 1 open position which is held Lori Ritchie. Lori was re-nominated and was voted on to be retained. A short Officer Meeting will be held immediately 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 completed the redrawing the ranch map the assist fire, police and ambulance personnel to have directions to homes within the ranch. Due to the recent large fire to the west it is strongly advised to complete mitigation around any existing structures on your land.

The Silver Spurs Ranch FaceBook page is Silver Spurs Ranch Property Owners Association and is maintained and monitored by 3 Board members. It is a good tool for posting pictures or finding out about what's going on in the Ranch, Walsenburg or in the surrounding area.

The annual picnic is being held at this location due to Jack and Mary Fischer's retiring last year and this years' volunteer having to withdraw. The picnic will begin as soon as the meeting is over and food has been set up. Any volunteer wishing to host next years' picnic is welcome to come forward.

A POA activity committee was formed with volunteers and Polly Cisneros gave an update as to last years' events. There were events throughout the year including Oktoberfest, Girls and Boys Night Out, Building Information Signs and a Chili Cooking Contest. An Ice Cream Social is planned for early September and another Oktoberfest in October. Thanks to all for participating over the year.

A resident addressed the issue of combining lots with the County and why they still have to pay for 2 lot dues instead of just 1.

The meeting was adjourned at 2:45 PM.