

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

**8<sup>th</sup> ANNUAL MEMBERSHIP MEETING --- 7/16/05**

The 8<sup>th</sup> annual meeting was called to order at 1:00 p. m., July 16, 2005 at the United Church of Walsenburg, Colorado by President P. C. Roberts.

The president welcomed everyone and stated that official notices were mailed in the prescribed time frame of our covenants. He stated that 147 notices were mailed and only 55 were returned. He noted that several people came with returns in hand. In all, 35 owners and 17 proxies were representing 48 lots. One proxy was voided.

The minutes from the 7<sup>th</sup> annual membership meeting of 7-17-04 were reviewed and accepted as presented.

Gary Geiselbrecht presented the following treasurer's report. The road report was included.

**SILVER SPURS  
RANCH**

**PROFIT / LOSS and RECONCILIATION  
STATEMENT  
( Jan.1-Dec.31 )  
2004**

<b>INCOME</b>	<b>DUES</b>	<b>\$55,084.94</b>
	<b>GRAZING LEASE</b>	<b>5,000.00</b>
	<b>INTEREST</b>	<b>1,592.60</b>
	<b>INCOME</b>	
	<b>NEWSLETTER</b>	<b>430.00</b>
	<b>AD'S</b>	
	<b>TOTAL</b>	<b>\$62,107.54</b>
<b>EXPENSE</b>	<b>ROAD MAINTENANCE</b>	<b>\$33,634.09</b>

SNOW REMOVAL	1,575.00
INSURANCE	2,311.00
OFFICE SUPPLIES	553.55
INCOME TAX	250.00
PREP	
POSTAGE	265.67
E	
LIEN FILING FEES	67.70
WEED SPRAYING	305.22
PICNIC GIFTS	667.06
ANNUAL PICNIC	524.57
NEWSLETTER	538.02
MISC EXPENSE	223.72
LEGAL EXPENSE	682.00
PERIODIC	25.00
REPORT	
P.O. BOX RENTAL	38.00
	<b>TOTAL</b>
	<b>\$41,660.62</b>
<b>NET INCOME</b>	<b>\$20,446.92</b>

#### RECONCILIATION

RETAINED EARNINGS ( Jan. 1-2004 )	\$105,058.62
NET INCOME	20,446.92
<b>TOTAL</b>	<b>\$125,505.54</b>
CD BALANCE ( Dec.31-2004 )	\$117,193.64
CHECKING BALANCE ( Dec.31-2004 )	8,311.90
<b>TOTAL</b>	<b>\$125,505.54</b>

#### 2004 ROAD REPORT

Spring grading on all roads.

2.5 miles of new road base on Rowell and Cantel.

New culvert installed on Greenhorn View Lane.

Cleaned culverts on Rowell and Lyon's hill.

Dug out low water crossing on Silver Spur Road.

Constructed a berme on Lyon's hill.

The treasurer's report and road report were accepted as presented.

The following proposed budget for 2006 was approved.

**SILVER SPURS  
RANCH  
PROPOSED BUDGET  
FISCAL YEAR 2006**

<b>INCOME</b>	P.O.A. DUES	\$	48,380	
	GRAZING LEASE	\$	5,000	
	INTEREST INCOME	\$	1,500	
	NEWSLETTER AD'S	\$	350	
	GROSS INCOME			\$ 55,230
<b>EXPENSE</b>	ROAD MAINTENANCE	\$	40,000	
	SNOW REMOVAL	\$	2,500	
	INSURANCE	\$	2,500	
	LEGAL EXPENSE	\$	1,000	
	ANNUAL PICNIC	\$	600	
	PICNIC GIFTS	\$	700	
	OFFICE SUPPLIES	\$	600	
	NEWSLETTER	\$	550	
	WEED CONTROL	\$	450	
	POSTAGE	\$	300	
	LIEN FILINGS	\$	100	
	CORP FILING FEE	\$	25	
	MISC EXPENSE	\$	250	
	P.O. BOX RENTAL	\$	38	
	INCOME TAX PREP	\$	300	
	TOTAL EXPENSE			\$ 49,913
<b>NET INCOME</b>				\$ 5,317

The president stated that the Architectural Review Committee from July '04 to July '05, had approvals for one barn (cancelled) and one home.

The president reported that several board members and lot owners were doing noxious weed spraying. He thanked everyone for their co-operation and reminded the group that spray tanks and chemicals are available from the association. He emphasized the importance of notifying the board if any individual on their lot uses a different herbicide. The board has concerns over the safety for grazing animals. Preston stated that we are using 2, 4-D since Grazon cannot be obtained. He stated that Landmaster will be used on secondary roads to kill all vegetation that is inhibiting our grading. All herbicides used by the P. O. A. are safe for the environment and for grazing animals.

The president stated that he had once again, contacted the Huerfano County Health Dept. for a larvacide, provided free, to be put in ponds, etc. The product would last for 5 months. It also, is safe for the environment and grazing animals. Preston asked that all lot owners report any ponds or ditches with standing water.

The president asked everyone to take note of the new sign at the north entrance to the ranch at Silver Spur Road. It was designed with low maintenance in mind. He stated that the sign at the south entrance already needed repair and maintenance. The board was considering re-building that sign.

Under new business, the president noted the following:

#### COMPLAINTS RECEIVED ON COVENANT VIOLATIONS

1. SEVERAL POA MEMBERS ARE LEAVING CAMPERS ON THEIR PROPERTY YEAR ROUND. THIS WOULD VIOLATE ARTICLE 10 OF THE COVENANTS. THIS COULD BE IN VIOLATION OF COUNTY REGULATIONS ALSO.
2. CAMPSITES ON SOME LOTS HAVE BEEN LEFT WITH LITTER AND DEBRIS SCATTERED. THIS FALLS UNDER ARTICLE 7 OF THE COVENANTS.
3. CARS ARE BEING HIDDEN IN THE TREES ON A CERTAIN LOT ONCE AGAIN. THIS COULD BE A VIOLATION OF ARTICLE 9.

The president stated that the board would investigate and discuss the items in question. He encouraged every lot owner to maintain their property and keep SSR clean and beautiful.

The president reminded everyone that the board does not get involved with any disputes over property lines. This is strictly between buyers and sellers, real estate agents and adjacent land owners. He stated that the board had approved a statement posted in our newsletter and on our new web page. It read as follows.

### PERIMETER FENCES

It should be noted by all owners of any parcel or parcels on the perimeter boundaries of Silver Spurs Ranch that the existing fences on the exterior side may not be on the exact surveyed and recorded property line.

Colorado Fence Law is very complex. Property owners should check with a lawyer before moving or tearing down any perimeter fence located on their property. Real Estate Agents do not have the authority to tell you to remove them.

It should also be noted, that the board has stated many times, that the Silver Spurs Ranch Property Owners Association is not responsible for property line disputes and will not move and re-build fences. The fences are the equal responsibility of each adjacent land owner.

Remember that any person leasing our ranch for cattle grazing rights is only responsible for maintenance and repair of the existing fences. They will not move and re-build fences.

### **EASEMENTS AND RIGHTS OF WAY**

All of the roads within Silver Spurs Ranch are on a portion of the lots within the subdivision. Each road has a perpetual easement for the use of all owners of lots in the subdivision.

On each recorded plat, you will see the operative language under the Dedication Clause. As a result of this dedication, owners are not free to put up any kind of fence or obstruction that would inhibit the use of such roads.

This led to the announcement that our web page was up and running. It was noted that there would be a lot of corrections, additions and deletions as we move ahead. The president reminded members with internet service to subscribe to our newsletter on the site. The members that prefer a postal mailing should send a letter requesting that all correspondence be via USPS. The POA will only send the newsletter to those that request a hardcopy.

Note: site address is [www.silverspurspoa.com](http://www.silverspurspoa.com)

The president then discussed the following ARC recommendations made by a committee of POA members.

### ARCHITECTURAL REVIEW COMMITTEE'S BUILDING GUIDELINES

A COMMITTEE COMPOSED OF RESIDENTS AND NON-RESIDENTS ALIKE RECOMMENDED THE FOLLOWING GUIDELINES TO THE BOARD OF DIRECTORS IN 2005. EVERYONE UNDERSTOOD AND AGREED THAT HARD FAST RULES COULD NOT APPLY TO EVERY LOT AND OWNER IN THE P. O. A.

BUILDING SITES MAY BE DICTATED BY THE TOPOGRAPHY OF THE LOT. VARIOUS HOUSE STYLES AND COLORS WILL BE CHOSEN ACCORDING TO TASTE, ETC. FINALLY, THE MOST LIMITING FACTOR WOULD BE THE ABILITY TO POLICE AND ENFORCE STRICT CODES.

OUR RANCH RESIDENTS HAVE LIVED THROUGH THEIR BUILDING MISTAKES AND ARE OFFERING THEIR PERSONAL THOUGHTS AND IDEAS.

THE COMMITTEE PROPOSED THE FOLLOWING CATEGORIES WITH ITEMS HIGHLY RECOMMENDED.

#### **DRIVEWAYS --- STRONGLY RECOMMENDED**

1. 100 FEET AWAY FROM ANY INTERSECTION. THIS IS A SAFETY ISSUE.
2. PERPENDICULAR TO THE ROAD ---- SO THAT RIGHT AND LEFT TURNS CAN BE MADE.
3. CULVERT DIAMETER TO BE DETERMINED BY THE AMOUNT OF WATER THAT MUST BE DRAINED. THE SLOPE OF THE LAND AND THE LOCATION OF THE CULVERT IS VERY IMPORTANT. DRAINAGE MUST BE ADEQUATELY MAINTAINED SO THAT

WATER DOES NOT FLOW OVER THE ROADS CAUSING WASHOUTS. A GOOD SIZE TO CONSIDER IS 15" DIAMETER OR BIGGER. PLEASE ASK OUR ROAD'S COMMITTEE CHAIRMAN FOR HELP.

4. CULVERT LENGTH SHOULD BE 30 TO 40 FEET MINIMUM. DELIVERY TRUCKS WITH HEAVY MATERIALS MUST BE ABLE TO TURN INTO THE DRIVE WITHOUT CRUSHING THE ENDS OF THE CULVERTS. WIDTH OF THE ACTUAL DRIVEWAY IS OWNERS PREFERENCE.
5. AVOID STEEP SLOPES AND DROP OFFS. ASCENDING AND DESCENDING IN THE WINTER WITH ICE PACKED OR IN THE MUD FROM SPRING RAINS IS A SAFETY CONSIDERATION. GRAVEL WASHES AWAY WITH ANY DOWNHILL FLOW.

**SETBACKS** --- COVENANT DICTATED; MUST PROVIDE SITE MAP

FRONT ---- 100 FEET  
SIDES ----- 50 FEET

**LOCATION** --- MUST PROVIDE SITE MAP

BELOW THE RIDGELINE --- NOT ONLY DOES THIS CREATE A SKYLINE INTERRUPTION, BUT IT OPENS UP A LIST OF PROBLEMS ENCOUNTERED WITH OUR WINDS. THE HIGHER AND UNOBSTRUCTED YOUR HOUSE, THE WORSE THE WIND.

NOTE: WINDY SEASON (MARCH 1<sup>st</sup> - FEB. 28<sup>th</sup>)

AVOID STEEP SLOPES --- CREATES CONSTRUCTION AND DRAINAGE PROBLEMS. DRIVEWAYS BECOME DANGEROUS.

**SIZE AND SHAPES** --- MUST PROVIDE A SET OF PLANS

MINIMUM OF 1000 SQ FT --- COVENANT DICTATED

HEIGHT --- RECOMMENDED

MODERATE TO LOW-PITCHED ROOFS AND HORIZONTAL LINES BLEND BEST WITH THE SURROUNDINGS. ROOFS DO NEED ADEQUATE PITCH FOR SNOW. TRY TO AVOID SLOPES OVER DOORWAYS AND/OR STEPS. A GABLE OF SOME TYPE WILL

DIVERT SNOW SLIDES. THIS IS ESPECIALLY IMPORTANT FOR GARAGES.

REMEMBER TO CONSIDER THE WIND, THE COST OF CONSTRUCTION, AND THE BLEND OR EYE APPEAL WITH YOUR SURROUNDINGS

**COLOR --- RECOMMENDED**

CHOOSE COLORS THAT BLEND WITH THE SURROUNDINGS.  
TANS, BROWNS, GRAYS, AND SOME GREENS

REMEMBER --- LIGHTER COLORS COME FORWARD IN THE LANDSCAPE, WHILE DARKER COLORS RECEDE.

**EXTERIOR LIGHTING --- CAUTION!**

BE CAREFUL WITH PERMANENT NIGHT LIGHTS OR POLE LAMPS THAT STAY ON ALL NIGHT. THIS RUINS YOUR VIEW AT NIGHT. THE GLARE FROM A DISTANCE WILL RUIN YOUR NEIGHBORS VIEW.

USE MOTION SENSITIVE LIGHTS THAT WILL ONLY STAY ON FOR A FEW MINUTES. PUT LIGHTS ON TIMERS. TRY TO USE CONCEALED OR RECESSED LIGHTING ON PORCHES.

**FENCING** --- The POA does maintain a cattle lease on the entire ranch development. This is the reason that your property is classified as agricultural, thus the very low property tax. If you elect to fence your property, which is your prerogative, your lot could be excluded from the grazing lease and may be re-classified, by the county tax assessor, as urban residential, thus greatly increasing your taxes.

ONE STRAND ELECTRIC FENCES ARE EFFECTIVE IN KEEPING THE CATTLE OUT OF YOUR IMMEDIATE YARD. SPLIT RAIL AND VINYL FENCING IS ATTRACTIVE.

WIRE FENCING ACROSS THE FRONT OF YOUR LOT MAY NOT BE APPEALING AND WILL DISTRACT FROM YOUR HOME.



**CATASTROPHIC EVENT ---** WHEN A HOME OR STRUCTURE IS DESTROYED OR DAMAGED, IT SHALL BE RE-BUILT OR THE LOT CLEARED AND RESTORED IN A TIMELY FASHION. ANY NEW STRUCTURES WILL REQUIRE ARC APPROVAL.

**UNFINISHED STRUCTURES ---** THE BOARD AND HUERFANO COUNTY EXPECTS ALL CONSTRUCTION TO BE COMPLETED IN THE ALLOTTED TIME. ANY PROJECTS THAT ARE CONSIDERED ABANDONED WILL BE SUBJECT TO THE RULINGS OF ANY COURT PROCEEDINGS.

**ARC APPROVAL --- COVENANT DICTATED**

AN OFFICIAL APPROVAL FORM MUST BE OBTAINED FROM THE P. O. A. TO PRESENT TO THE COUNTY INSPECTOR *PRIOR TO PERMIT APPLICATION.*

***NOTE: TO APPLY FOR ARC APPROVAL, PLEASE DOWNLOAD, FILL OUT AND RETURN THE FOLLOWING APPLICATION.***

ANY QUESTIONS, PROBLEMS OR CONCERNS MAY BE BROUGHT TO THE BOARD VIA LETTER OR E-MAIL. WE WILL BE GLAD TO HELP.

## **APPLICATION FOR A. R. C. APPROVAL**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

LOT # \_\_\_\_\_ FILING # \_\_\_\_\_

**SETBACKS**

FRONT \_\_\_\_\_

SIDES \_\_\_\_\_

**DRIVEWAY**

DISTANCE FROM INTERSECTION \_\_\_\_\_

CULVERT DIAMETER \_\_\_\_\_ CULVERT LENGTH \_\_\_\_\_

STRUCTURE ----- HOME \_\_\_\_\_ GARAGE \_\_\_\_\_ OTHER \_\_\_\_\_

SIZE \_\_\_\_\_

HEIGHT \_\_\_\_\_

ROOF PITCH \_\_\_\_\_ ROOFING MATERIAL \_\_\_\_\_

SIDING MATERIAL \_\_\_\_\_ COLOR \_\_\_\_\_

TIME FRAME

STARTING DATE \_\_\_\_\_

ANTICIPATED FINISH DATE \_\_\_\_\_

**SEND COMPLETED FORM AND SET OF PLANS TO P. O. A. FOR ARCHITECTURAL REVIEW COMMITTEE APPROVAL FORM.**

**NOTE: THE GUIDELINES AND APPLICATION CAN BE DOWNLOADED FROM OUR WEB PAGE.**

Last on the agenda was the election of three board members.

A. R. "Deacon" Garza-Vela was nominated and elected to finish the remaining one year of Jim Dexter's term.

Jack Fischer and Gary Geiselbrecht were re-elected to three year terms.

Meeting was adjourned.