

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

MINUTES OF 9TH ANNUAL MEMBERSHIP MEETING --- 7/15/06

The 9th annual membership meeting was called to order at 1:00 p. m., July 15, 2006 at the United Church of Walsenburg, Colorado by President Jack Fischer.

Jack stated that due to the resignation of John Burton, he being the vice-president moved up to the position of President. He welcomed everyone and thanked them for coming to the meeting. He stated that the official notices were mailed in the prescribed time frame and that 60 out of the 148 forms were returned. We had 26 members present representing 35 lots. Proxy votes were distributed as follows:

POA Board via our President	21
Mary Fischer	4
P C Roberts	5
Randy Wahl	1

In all, we had 66 of the 165 lots represented.

The minutes from the 8th annual membership meeting were reviewed.

NOTE: THE FINANCIAL SECTION OF THE MINUTES WAS INCORRECT. THE WRONG YEAR WAS INADVERTANTLY ADDED. THE SECRETARY APPOLOGIZED AND STATED THE CORRECTION WOULD BE MADE AND RE-PRESENTED AT THE 2007 MEETING FOR FINAL APPROVAL.

The minutes were approved excluding the incorrect financial report.

Gary Geiselbrecht presented the following treasurer's report.

SILVER SPURS RANCH

PROFIT / LOSS and RECONCILIATION STATEMENT (Jan.1-Dec.31) 2005

INCOME	DUES	\$ 52,617.81
	GRAZING LEASE	5,000.00
	INTEREST INCOME	920.88
	NEWSLETTER AD'S	95.00
	SAN ISABEL REFUND	3,437.62
	TOTAL	\$62,071.31
 EXPENSE	 ROAD MAINTENANCE	 \$18,478.85
	SNOW REMOVAL	2,143.15
	INSURANCE	2,413.00
	OFFICE SUPPLIES	403.31
	INCOME TAX PREP	250.00
	POSTAG	331.87
	E	
	LIEN FILING FEES	114.00
	WEED SPRAYING	718.40
	PICNIC GIFTS	644.41
	ANNUAL PICNIC	413.79
	NEWSLETTER	445.57
	MISC EXPENSE	295.11
	LEGAL EXPENSE	0.00
	PERIODIC REPORT	30.00
	P.O. BOX RENTAL	38.00
	NORTH ENTRANCE	517.15
	WEB PAGE	299.40
	TOTAL	\$27,536.01
 NET INCOME		 \$34,535.30

RECONCILIATION

RETAINED EARNINGS (Jan. 1-2005)	\$125,505.54
NET INCOME	34,535.30
TOTAL	\$160,040.84
 CD BALANCE (Dec.31-2005)	 \$148,114.52
CHECKING BALANCE (Dec.31-2005)	11,926.32
TOTAL	\$160,040.84

SILVER SPURS RANCH

**PROFIT / LOSS and RECONCILIATION STATEMENT
(Jan 1- Jun 30) 2006**

INCOME	DUES	\$53,465.19	
	GRAZING LEASE	2,500.00	
	INTEREST INCOME	2,976.03	
	NEWSLETTER AD'S	135.00	
	SAN ISABEL REFUND		
	TOTAL		\$59,076.22
EXPENSE	ROAD MAINTENANCE	8,260.78	
	SNOW REMOVAL	109.79	
	INSURANCE		
	OFFICE SUPPLIES	264.21	
	INCOME TAX PREP	250.00	
	POSTAGE	126.03	
	LIEN FILING FEES	12.00	
	WEED SPRAYING	301.62	
	PICNIC GIFTS	400.84	
	ANNUAL PICNIC	184.36	
	NEWSLETTER	101.49	
	MISC EXPENSE	77.94	
	LEGAL EXPENSE	580.67	
	PERIODIC REPORT		
	P.O. BOX RENTAL		
	WEB PAGE	119.40	
	GRAVITY SURVEY	1,531.45	
	CPA REVIEW	350.00	
	TOTAL		\$12,670.58
NET INCOME		\$46,405.64	

RECONCILIATION

RETAINED EARNINGS (Jan. 1, 2006)	\$160,040.84
NET INCOME	\$46,405.64
TOTAL	\$206,446.48
CD BALANCE (Jun 30 - 2006)	\$127,600.00
CD BALANCE (Jun 30 - 2006)	\$53,490.55
CHECKING BALANCE (Jun 30- 2006)	\$25,355.93
TOTAL	\$206,446.48

**SILVER SPURS
RANCH
PROPOSED BUDGET
FISCAL YEAR 2007**

INCOME	P.O.A. DUES	\$	48,380
	GRAZING LEASE	\$	5,000
	INTEREST INCOME	\$	4,000
	NEWSLETTER AD'S	\$	150
	GROSS INCOME		\$ 57,530
EXPENSE	ROAD MAINTENANCE	\$	39,500
	SNOW REMOVAL	\$	2,500
	INSURANCE	\$	3,000
	LEGAL EXPENSE	\$	1,000
	ANNUAL PICNIC	\$	600
	PICNIC GIFTS	\$	700
	OFFICE SUPPLIES	\$	600
	NEWSLETTER	\$	550
	WEED CONTROL	\$	500
	POSTAGE	\$	350
	LIEN FILINGS	\$	100
	WEB PAGE	\$	150
	MISC EXPENSE	\$	350
	P.O. BOX RENTAL	\$	38
	INCOME TAX PREP	\$	300
	TOTAL EXPENSE		\$50,238
NET INCOME			\$ 7,292

Gary stated that we had a request for an accountant's review and he would be glad to open the books to any member and discuss the review letter with the books. He explained that accountants for corporations use the accrual method of book keeping and that we use a cash basis only method.

The financial statements and proposed budget were accepted as presented.

Gary then mentioned that we had one annual dues notification damaged in the mail and the blank form was returned to us. We were unsure as to whether the form was ever received or the check was destroyed or stolen. He asked everyone to check their bank statements. Obviously that owner will be one of the non-payers of their dues. Along with that, the secretary asked for every member to please take the time to read and fill out the forms every year so the association can keep an accurate up to date list of members.

Jack Fischer stated that he had pursued bids for the road maintenance and that the three outside bidders ranged from \$18,000 to over \$30,000 per mile of road. At present we are paying \$10-12,000/mile. Several residents complained that the roads were not being maintained properly. They complained that the road base was inadequate and that it was not being put down according to bids. They stated that it seemed like we should pursue other contactors. Jack stated that the cost of others would put us out of our budget doing less than minimum of our yearly maintenance.

The secretary gave the Architectural Review Committee report as follows:

4 homes, 2 pole barns, 2 carport structures, and 1 garage/shop

He reminded everyone to study the recommendations on the web page and to fill out the forms correctly. The board must issue an approval form for all structures before a county permit can be obtained.

Under old business, the secretary stated that spraying for thistle was going on and that the mosquito control chemicals were not available from the county this year. He reminded everyone with internet service to check out our web page (www.silverspurspoa.com) and to send photos from the ranch that could be added to our album.

"Deacon" Garza-Vela, our covenant enforcer, took advantage of our setting and preached to our members that the positions on the board are ungrateful jobs, yet necessary. He emphasized the fact that board business was strictly that --- business. He hoped that no member would take any board action personally. He stated that the board always acts in good faith for the good of our association. He reminded

everyone to respect the rights of their neighbors. Paintballs, ATV's, dirt bikes, speeding vehicles and tree limbs obstructing vision are not only dangerous but also create nuisances for the residents.

Wes Wilson, one of our residents, was our guest speaker. He presented his findings on our gravitational survey entitled "Where are the Dikes and What are they doing to my Water?" In short, he explained that he took gravity readings on the roads at specific intervals and then compiled the data. His findings revealed that we had several underground anomalies (aka dikes) on the ranch. He theorized that certain areas of the ranch would maintain good sub-surface water levels due to the funnel-like position of these dikes. Areas outside of these anomalies would likely be affected by the droughts and/or the gas well operations of pumping water. He also stated that this was only a theory and that proving this hypothesis would be difficult and expensive. Wes said that he would be fine tuning his data throughout the year and that he would post his presentation and future findings on our web page. He thanked the board for providing the equipment and would be glad to discuss his findings with anyone at the picnic.

The board thanked Wes for donating his time. The information is valuable for property owners debating on drilling a well versus putting in a cistern and hauling water.

Under new business, Jack reminded every member about the danger of open fires on the ranch. All campers should be aware that campfires were prohibited by the county and state. He re-emphasized "Deacon's" comments on paintballs, ATV's and dirt bikes. He urged all parents to talk to their kids.

Elections for the two board positions were next on the agenda. A. R. "Deacon" Garza-Vela was re-elected and Jim Morine replaced Burton. Both were nominated and elected by acclamation for three year terms.

Meeting was adjourned.