

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

15th Annual Meeting Minutes, July 21, 2012

The 15th annual meeting of the Silver Spurs Ranch Property Owners Association was called to order by President Larry Waltz at 1:00 PM on Saturday, July 21, 2012 at the United Church of Walsenburg.

Board members and officers in attendance were President Larry Waltz, Vice President Jim Morine, Secretary Bud Palmer, Treasurer Gary Geiselbrecht, and board member Vern Evenden.

The first item on the agenda was the reading of the minutes from the 14th annual meeting held on July 16, 2011. Linda Winter indicated that there was a typographical error in the first paragraph of the minutes. Bud will correct the typo for file. A motion was made 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 2011 was presented as follows:

SILVER SPURS RANCH

PROFIT/LOSS and RECONCILIATION STATEMENT
(Jan 1 – Dec 31) 2011

INCOME	DUES	\$48,752.50
	GRAZING LEASE	5,000.00
	INTEREST INCOME	2,693.13
	SAN ISABEL REFUND	449.70
	TOTAL	\$56,895.33
EXPENSE	ROAD MAINTENANCE	\$29,597.92
	SNOW REMOVAL	4,205.30
	INSURANCE	2,791.00
	OFFICE SUPPLIES	272.06
	INCOME TAX PREP	320.00
	POSTAGE	214.45
	LIEN FILING FEES	114.67
	WEED SPRAYING	157.80
	PICNIC GIFTS	
	ANNUAL PICNIC	

EXPENSE (CONT)	MISC EXPENSE	139.26
	LEGAL EXPENSE	241.50
	PERIODIC REPORT	23.00
	P. O. BOX RENTAL	49.00
	WEB PAGE	120.40

TOTAL \$38,243.36

NET PROFIT \$18,651.97

RECONCILIATION

RETAINED EARNINGS (Jan 1-2011)	\$179,465.75
NET INCOME	18,651.97
TOTAL	\$198,117.72

CD BALANCE (Dec 31, 2011)	\$152,625.44
CD BALANCE (Dec 31, 2011)	25,177.16
CHECKING BALANCE (Dec 31, 2011)	20,315.12
TOTAL	\$198,117.72

Gary then presented the financial statement for the first half of 2012:

SILVER SPURS RANCH

PROFIT/LOSS and RECONCILIATION STATEMENT (Jan 1 - Jun30) 2012

INCOME	DUES	\$49,275.42
	GRAZING LEASE	2,500.00
	INTEREST INCOME	1,255.81
	SAN ISABEL REFUND	108.63
	TOTAL	\$53,139.86

EXPENSE	ROAD MAINTENANCE	\$37,419.10
	SNOW REMOVAL	1,210.01
	INSURANCE	
	OFFICE SUPPLIES	46.48
	INCOME TAX PREP	336.00
	POSTAGE	112.50
	LIEN FILING FEES	66.00
	WEED SPRAYING	207.78
	PICNIC GIFTS	
	ANNUAL PICNIC	
	MISC EXPENSE	38.50
	LEGAL EXPENSE	
	PERIODIC REPORT	
	P. O. BOX RENTAL	
	WEB PAGE	95.40

	TOTAL	\$39,531.77
NET PROFIT		\$13,608.09

RECONCILIATION

RETAINED EARNINGS (Jan 1-2012)		\$198,117.72
NET INCOME		13,608.09
TOTAL		\$211,725.81
CD BALANCE (Jun 30, 2012)		\$153,849.79
CD BALANCE (Jun 30, 2012)		25,208.62
CHECKING BALANCE (Jun 30, 2012)		32,667.40
TOTAL		\$211,725.81

The next item is the budget for fiscal year 2013 as follows:

SILVER SPURS RANCH
PROPOSED BUDGET
FISCAL YEAR 2013

INCOME	P.O.A. DUES	\$46,315
	GRAZING LEASE	5,000
	INTEREST INCOME	1,000
	GROSS INCOME	\$52,315
EXPENSE	ROAD MAINTENANCE	\$41,500
	SNOW REMOVAL	4,500
	INSURANCE	3,200
	LEGAL EXPENSE	500
	OFFICE SUPPLIES	300
	WEED CONTROL	300
	POSTAGE	250
	LIEN FILINGS	100
	WEB PAGE	100
	MISC EXPENSE	150
	P. O. BOX RENTAL	44
	INCOME TAX PREP	350
	ANNUAL PICNIC	500
	PICNIC GIFTS	350
	TOTAL EXPENSE	\$52,144
NET INCOME		\$171

P.C. Roberts made a motion to accept the budget as presented. It was seconded and passed by voice vote.

The next item on the agenda was the road maintenance report. President Waltz commended the road committee for it's' work over the past year. Jim White, the chairman of the road committee presented the road report as follows:

Jim reminded the membership that the road committee was formed after the last annual meeting at the request of the membership. Jim pointed out that the newly formed road committee determined that drainage and safety would be the primary focus for the work to be performed initially. Jim indicated that the figures that he will be quoting regarding the road work performed will not exactly match that which was presented by the treasurer. \$26,802.24 was spent on road work in 2011 and an additional \$12,098 had been approved for completion in 2011, but due to several factors, was not completed in 2011. Jim indicated that the committee went to the board to obtain permission to fund the 2011 approved projects to be completed in 2012 without reducing the 2012 budget. The board agreed to this proposal. In 2012, the road committee has spent \$20,500. The road work performed was on Legend Lane as well as culvert work and guard rail projects. He indicated that they are currently working on approved projects that will utilize almost the entire budgeted amount allowed the committee

Jim also addressed a complaint that the board had received relative to dissatisfaction with snow removal. One of our residents insisted that snow must be removed immediately after a storm even if it has to be done at 3AM. Jim pointed out the danger in navigating our roads in the dark with blowing snow and indicated that safety is the primary concern so he cannot agree to the demands. We have a snow removal policy which the committee will follow when arranging for snow removal. One of the members suggested streetlights which elicited some laughter and President Larry Waltz took that opportunity bring up a complaint received from one of our residents relative to open lighting on the ranch. He pointed out that Huerfano County has a "Dark Sky Policy", which is posted on the county website and indicates what is and is not allowed in outdoor lighting. Larry also indicated that Secretary Bud Palmer would explain the accounting change with respect to the funding of road projects.

The next agenda item was the Architectural Review Committee report. Bud Palmer indicated that since the last meeting the board has received 3 applications for structures. The first was for a Weather King wood barn on lot 151 (Pearson); Tim Ryan, lot #8 requested permission to construct a log home on his lot and Jeff and Cheryl Davis have plans for a 1,344 square foot home on their lot #136. All requests met the building requirements and have been approved.

OLD BUSINESS:

Continuance of the Road Committee: President Larry Waltz asked for a motion to continue the road committee if the membership so agrees. P. C. Roberts made that motion, indicating that they have done a commendable job and the roads are in very good condition. The motion was seconded and passed by voice vote. Larry also asked if the membership would like to continue the road

committee on a permanent basis, or on a yearly basis. By a unanimous vote, the membership agreed to continue the road committee permanently.

NEW BUSINESS:

Road Maintenance Budget Change:

Secretary Bud Palmer made the following presentation to the members concerning the funding of the approved projects for road maintenance:

“Since the inception of the Silver Spurs Ranch road committee, the POA board has had numerous discussions with regard to how road projects are approved and funded. In the past, the “road chairman”, having been given a budget amount, scheduled and paid for projects in a fiscal year. This was done without a structured approval process for individual projects. At last Year’s meeting, the membership decided that a road “committee” was necessary and that they should recommend road projects for board approval within the amount budgeted each year for road maintenance. In 2011, the road committee was formed in July, quickly began work on inspecting our roads and developing a plan for necessary roadwork. The first approvals of their recommended projects were granted in October. Between then and the end of the year, the committee was unable to complete all of the board approved projects due to weather and the unavailability of the contractor due to personal problems. The projects were ultimately completed in 2012. Under existing bookkeeping rules, the money spent in 2012 for the completion of the 2011 approved projects came out of the 2012 budget amount. This reduced the amount of money available for completion of 2012 projects.

After several rather enthusiastic and spirited discussions, a motion was made, which was approved by the board, to permit the use of the money spent in 2012 for the projects authorized from the 2011 budget, without reducing the overall 2012 budget for road maintenance. This will mean that our financial statements for 2011 and 2012 will show that we spent less than our budgeted amount for road maintenance in 2011 and spent more than our 2012 budgeted amount for road maintenance. The bottom line is a net of zero, as the amounts offset each other.

The action was taken to ensure that our newly formed road committee has the funds necessary to keep on top of all of the road projects that the committee recommends and that the POA board approves without adding a cumbersome second approval if the projects are not paid for within the fiscal year. Because the road committee must compile a list of projects and submit them to the board for approval, we must maintain a level of flexibility with respect to funding these projects to keep our roads in good condition. This will be a one-time action as future projects should be able to be scheduled and completed within the allotted time frame.” Bud then complemented Jim White and his committee on the outstanding work that was completed since last years’ meeting. The membership agreed and gave Jim and the committee a round of

applause. Jim then identified the members of the road committee who were individually thanked for their efforts. They are Jim Dexter, Jim Modlish, Ken Gumpert and board member Vern Evenden.

The next item is election of board members. Larry Waltz and Jim Morine's terms are up this year and they are both running for re-election. Larry asked if there were any nominations from the floor. Jim White nominated Jim Dexter for one of the board positions. The nomination was seconded and Jim Dexter was added to the ballot. The board is using a paper ballot this year for the board member election. Each ballot clearly indicates the number of votes each member has and should simplify the tally. The results of this years' election is as follows:

Larry Waltz – 72 votes, Jim Morine – 49 votes and Jim Dexter – 20 votes. Larry Waltz and Jim Morine will retain their seats on the board for another three year term.

A question was asked relative to the inventory of POA equipment. Larry pointed out that the inventory has not been completed as some of the equipment is not functioning. Larry indicated that the inventory will be completed as soon as possible and will be posted on the website. The membership indicated a desire to continue with the weed control on the ranch. Vern Evenden indicated that he has been actively spraying noxious weeds and the board will supply members with chemicals and sprayers to assist them in their efforts. If any member has a weed problem and cannot do the spraying themselves, they may contact the board, identify the problem area and a board member will assist with spraying.

The meeting was adjourned at 1:40 PM.