

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

**13<sup>th</sup> Annual Meeting Minutes, July 17, 2010**

The 13<sup>th</sup> 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 17, 2010 at the United Church of Walsenburg.

The first item on the agenda was the reading of the minutes from the 12<sup>th</sup> annual meeting held on July 18, 2009. Considering the fact that the minutes of last year’s meeting were provided to all the attendees, a motion was made by Elmo Brown to dispense with the reading of the minutes and accept them as written. The motion was seconded and passed by voice vote.

Next was the treasurer’s report presented by Gary Geiselbrecht. Gary pointed out that no director received a salary and the POA did not incur any income tax liability. The financial statements provided to all attendees are as follows:

**Silver Spurs Ranch**

**Profit/Loss and Reconciliation Statement  
(Jan 1 – Dec 31) 2009**

INCOME	Dues	\$49,427.67
	Grazing Lease	5,000.00
	Interest Income	5,668.89
	San Isabel Refund	
	Total	\$60,096.56
EXPENSE	Road Maintenance	\$48,002.87
	Rowell & Sunrise upgrade	27,831.36
	New Cattle Guard	3,637.14
	Snow Removal	735.71
	Insurance	2,754.00
	Office Supplies	252.84
	Income Tax Prep	304.50
	Postage	328.73

Lien Filing Fees	72.00
Weed Spraying	485.99
Picnic Gifts	
Annual Picnic	681.62
Misc. Expense	113.64
Legal Expense	299.00
Periodic Report	
P. O. Box Rental	44.00
Web Page	120.40

Total \$85,663.80

Net Loss (\$25,567.24)

#### RECONCILIATION

Retained Earnings (Jan 1, 2009)	\$199,051.33
Net Income	(\$ 25,567.24)
Total	\$173,484.09

CD Balance (Dec 31, 2009)	\$155,246.56
CD Balance (Dec 31, 2009)	\$ 15,823.19
Checking Balance (Dec 31, 2009)	\$ 2414.34
Total	\$173,484.09

The first half 2010 financial statement was presented as follows:

#### **Silver Spurs Ranch**

#### Profit/Loss and Reconciliation Statement (Jan 1 – Jun 30) 2010

Income	Dues	\$47,806.18
	Grazing Lease	2,500.00
	Interest Income	3,972.15
	San Isabel Refund	
	Total	\$54,278.33
Expense	Road Maintenance	\$ 8,494.00
	Rowell and Sunrise upgrade	23,000.00
	Snow Removal	1,369.69
	Insurance	
	Office Supplies	208.25
	Income Tax Prep	320.00

Postage	96.06
Lien Filing Fees	
Weed Spraying	317.39
Picnic Gifts	
Annual Picnic	
Misc Expense	41.35
Legal Expense	147.00
Periodic Report	
P. O. Box Rental	
Web Page (upgrade)	1,270.40
Total	\$35,264.14

Net Profit \$19,014.19

#### RECONCILIATION

Retained Earnings (Jan 1, 2010)	\$173,484.09
Net Income	\$ 19,014.19
Total	\$192,498.28

CD Balance (Jun 30, 2010)	\$150,000.00
CD Balance (Jun 30, 2010)	\$ 25,041.90
Checking Balance (Jun 30, 2010)	\$ 17,456.38
Total	\$192,498.28

The final part of the treasurer's report was the proposed budget for fiscal year 2011 as follows:

#### **Silver Spurs Ranch Proposed Budget Fiscal Year 2011**

Income	P.O.A. Dues	\$48,380
	Grazing Lease	5,000
	Interest Income	2,000
	Gross Income	\$55,380
Expense	Road Maintenance	\$45,000
	Snow Removal	2,500
	Insurance	3,000
	Legal Expense	500
	Annual Picnic	600
	Picnic Gifts	700
	Office Supplies	300

Weed Control	500
Postage	350
Lien Filings	100
Web Page	150
Misc Expense	350
P.O. Box Rental	44
Income Tax Prep	320
Total Expense	\$54,414
Net Income	\$ 966

Gary pointed out that the Road Maintenance and Insurance are the biggest items. Insurance has been increasing a little each year and road maintenance is a constant problem. President Larry Waltz asked if there was a motion to accept the financial statements as presented. The motion was made, seconded and passed by a vote of the membership. No other questions or comments were brought up concerning the financial statements.

The next agenda item was the road report. This too was presented by Gary Geiselbrecht. In 2009, 2 major projects were completed. Culverts and gravel were installed on Rowell and Sunrise Road and a large portion of Silver Spur Road was graveled and some grading was performed. In 2010, did grading during the winter to take care of some significant ruts and put gravel on Rowell Road from the county road to the entrance to Sunrise Road. Gary mentioned that Mike Ferrero was behind in completion of work this year due to a serious illness in his family. He has just recently commenced crushing rock for road base. He anticipates that within the next two weeks he and Jim Morine would tour the ranch and prioritize where the road maintenance is needed. One culvert will be installed near Paul Eddleman's and Gary indicated that he would perform a complete grading in the ranch in the fall when there is enough moisture to facilitate proper crowning of the road surface. Spot repairs will be made.

A question was asked if the grader, that was such a big issue at last year's meeting, had been repaired. Gary indicated that the grader was not broken, it simply had not been removed from the ranch after grading was done. It has now been relocated to Mike Ferrero's property. Bob Dewitt asked that the inspection of the roads include the newly graveled portion of Leather Drive, which becomes very soft and rutted in the wet weather. Gary agreed to look at all of the problem areas and repair the worst. Sue Ruprecht who owns lot 5 off of Saddlehorn court asked about the condition of Saddlehorn court indicating that it is badly rutted. Gary indicated that without any residences of the lots served by Saddlehorn

Court, there is little the POA can do about maintenance. He agreed to look at the problem and see what could be done.

Next on the agenda was the Architectural Review Committee report presented by Secretary Bud Palmer. Before giving the report, Bud reminded all property owners that all structures on the ranch must be approved by the ARC before permits can be obtained. Applications for approval can be found on the SSR website or will be provided by mail if an owner does not have web access. He also reminded owners that they are responsible for compliance with the setback requirements under our covenants. Article 4 of the covenants specifies that the setbacks are 100 feet from the right-of-way line of any road within SSR and 50 feet from any side or rear line of any parcel.

It is important to note that the Huerfano Building Inspector requires building permits for any structure over 120 square feet in size.

Bud indicated that since the last annual meeting, there have been 4 applications for ARC approval. They were a home on lot 27, a home on lot 62 as well as a storage building on lot 62 and a hay storage structure on lot 148.

Elmo Brown asked if there was any building presently being done on the ranch. Bud and Larry indicated that Gary Geiselbrecht is building, Shayne Brown is building and Larry is STILL building.

#### OLD BUSINESS:

Noxious Weed Control – Larry Waltz indicated that the POA has weed spray available. Gary indicated that he has purchased 2 small 2-gallon sprayers available for use. The property owners are responsible for weed control. Larry pointed out that there are several large patches of thistle that need work done. One of the residents asked about spraying of the weeds (sunflowers) on the south end of the ranch. Vern Evenden indicated that he had done some spraying along the road at the south end. Mary Fischer asked that the POA refrain from spraying sunflowers on her property. It was brought up that the sunflowers, along the sides of the road, interfere with grading by wadding up under the blade and preventing proper leveling of the road surface.

Financial Audit of POA Records – Jim Dexter, who was one of the volunteers who examined the POA's books last year reported on their inspection. Jim indicated that the inspectors found that overall the records were excellent. All receipts matched expenditures and there was sufficient proof of all income reported. The inspectors made some recommendations, specifically a need for more detail on the receipts, not

only showing what item was purchased, but the purpose of that expenditure, i.e., what project and what location. Gary promised to comply with the recommendation and be more explicit in notations on the receipts.

Before leaving old business, Carole Snow indicated that last year she brought up the issue of lack of dissemination of information to property owners/residents who do not have internet access. She wanted to know the status of that issue. Bud acknowledged that he did fail to complete the work necessary to improve the dissemination of information, that was due to some personal issues that had to be dealt with over the last year. He has begun the work necessary to create a database and mailing list for the people needing mailed copies of information and will have that complete in short order.

#### NEW BUSINESS:

Bear Aware Program (CO Division of Wildlife) - Bud Palmer, Secretary of the POA, who is also a volunteer for the Colorado DOW, spoke about the DOW's newest Bear Aware Program, which aims to minimize the bear-people conflicts in the state. Bud pointed out that bears are not usually a problem on SSR, we have had encounters, but not many conflicts. The Division of Wildlife's focus is on discouraging bears from improper behavior rather than the former practice of trapping and relocating trouble bears. This usually did not solve the problem, it simply gave the bear a death sentence. Bud asked that everyone consider that the bears were here first. We moved into their territory and must learn to live with them. They have habits that have evolved over years, one of which is gathering of food prior to hibernation. That is what their main focus is during the summer months. Easy food sources, such as humming bird feeders, bird feeders, pet food, barbecue grills, will attract bears. We must try to make these items inaccessible to the bears. Bud indicated that he has information, provided by the DOW, with information and suggestions to aid in our coexistence with the bears and asked any interested people to please pick up some copies. The newest focus for the Bear Aware Program is negative reinforcement to discourage bears from improper behavior. One method is a sandwich bag, filled with a dilute solution of bleach or ammonia and water, sealed and coated with honey or peanut butter, hung on a trash container that was previously raided by a bear. When the bear grabs the bag he is exposed to this very unpleasant taste and will retreat from the area. Another method is use of a bear "unwelcome" mat. This device is constructed from 2'X4' sheets of plywood or OSB with screws protruding approximately 1/4 to 1/2 inch through the wood every 2 inches in a grid pattern. When placed in the vicinity of a dumpster, window or other area that bears frequent, the unpleasant feeling when they step on this sharp object will discourage

them from returning. Bud indicated that for a large area, the use of electric fencing is very effective.

Elections – Bud Palmer is running for re-election to the board for another 3 year term. President Larry Waltz asked if there were any other nominations from the floor. Since there were no other nominations, Elmo Brown made a motion that Bud be elected by acclamation. The motion was seconded and carried by a vote of the membership.

#### Questions/Comments:

It was suggested that when the board did the inspection of the roads to develop a maintenance/repair plan, it be done prior to the annual meeting so that the plan could be presented at the meeting for consideration by the membership.

Another suggestion was made that the board members introduce themselves. The board is as follows: Larry Waltz, president; Jim Morine, vice president/co-road chairman; Gary Geiselbrecht, treasurer/co-road chairman; Bud Palmer, Secretary and Vern Evenden – special projects.

Mary Fischer suggested that some repair work be done to the Silver Spurs Ranch sign at the south end of the ranch, which has been deteriorating for several years. Gary indicated that if someone chipped off the old stucco, they would make the necessary repairs.

Larry Waltz had one comment concerning ATV's in the ranch. We have over 20 miles of roads on which people can ride their ATV's. Property owners can operate ATV's on their own property as they wish, but should be careful that they don't trespass on someone else's property. For the most part, hikers and horseback riders are tolerated, but should be aware if a property is posted "no trespassing".

Another question was asked concerning natural gas drilling in the county. Larry Waltz indicated that there was a company that was contemplating doing selective natural gas drilling in the county. It is targeted for identified specific pockets of natural gas. The method to extract is not the same as the coal bed methane extraction process. Larry suggested that anyone who has a well should closely monitor it's condition, even if they are not presently using it.

Another question was asked concerning who owns the mineral rights on Silver Spurs. It was pointed out that for the most part, the property owner also owns the mineral rights, but that is not true in all cases. Individual property owners should check with the county to ensure that the mineral rights were transferred to them.

Bob Dewitt asked about the board's position with respect to fireworks on the ranch. He had a discussion with Secretary Bud Palmer concerning a neighboring property upon which fireworks were being set off. A motion was made to adopt a resolution prohibiting fireworks on the ranch. The motion was seconded and carried unanimously by vote of the membership.

Carol Billstrand brought up a concern relative to covenant violations, asking if it was the board's position to ignore violations unless someone specifically complained. The board asked what type of violations she was referring to. Carol indicated that there was a dog rescue operation, a dog breeding operation, people living in trailers and storage buildings. Bud Palmer indicated that the board is aware of several covenant violations and is actively pursuing resolution. At least one instance could require legal action.

Ed Lyon made a motion to adjourn, it was seconded and carried by voice vote. The meeting was adjourned at approximately 1:45 PM.