
DRAFT

**Hole in the Wall Ranch Property Owners' Association
Annual Meeting Minutes – October 16, 2021**

Meeting Agenda

- Call Meeting to Order Mary
- Roll Call and Proxies Mary
- Agenda Amendments & Approval Mary
- Proof of notice of meeting Nancy
- 2020 Annual Meeting Minutes, Discussion & Approval All
- Reports
 - Weed Control Update Mary
 - Firewise Community Perry & Mary
 - Financial Reports Nancy
 - Architectural Review Committee Glen/Ron/Sandy
 - Establish periodic meetings
 - Quick Reference Guide
- Continuing Business
 - Approval of 2022 operating budget All
 - 2021/2022 Snow Removal Glen/Nancy
 - Big Wall Lane-maintenance Glen/Ron
 - Snow Fences
 - Delineator poles
 - Member hold harmless
 - HITWRanch website Nancy
 - Trash container at BWL entrance Ron
- New Business
- Annual Education: Update on SPRHC Lola & Ron
- Adjournment

Call the meeting to order. Mary White called the meeting to order at 11:00 a.m.

Roll Call. The following table reflects roll call for attendance and proxies for this annual meeting.

Lot #	Owner	Attending	Proxy to:
1	Dale and Lola Spradley	Yes	
2	Dale and Lola Spradley	Yes	
3	Charles Cotten	No	White
4	Tim & Molly Gripka	Yes	
5	Kathy & Bill Barnes	No	Nielsen
6	Karla & Dave Blain	No	White
7	Sandy & Mary White	Yes	
8	Karla & Dave Blain	No	White
9	Karla & Dave Blain	No	White
10	Karla & Dave Blain	No	White
11	Patrick McLoughlin	Yes	
12A	Peggy Davis	No	Nielsen
13A	Glen & Marilyn Golden	Yes	
14	Louis Salas & Beth Melchior	No	Nielsen
15	Perry & Molly Eaton	Yes	
16	Charles & Debra Frey	Yes	
17	John & Marcia Mueller	No	White
18	Steve & Kathy Dora	Yes	
19	Ron and Nancy Nielsen	Yes	
19	Karla & Dave Blain	No	White

Proof of Notice. Nancy reported that the first notice of the annual meeting occurred on September 2, 2020 via email. The second notice which included the meeting agenda and proposed 2021 budget occurred on Saturday, September 26, 2020 via email; the third notice was forwarded on October 7, 2020 requesting attendance and proxy information.

Meeting Agenda. Mary requested a motion to approve the agenda. With no objections, the meeting agenda was approved.

Review/approval of meeting minutes from the October 17, 2020. A motion was made by Lola Spradley to approve the minutes as submitted; Marilyn Golden seconded the motion; motion passed unanimously.

Weeds. Mary reported that she has had a discussion with Lynn Barnes, Huerfano County Weed Control, regarding a ranch-wide weed control contract. Mary indicated that Lynn Barnes agreed to an assessment of \$160.00 per lot to provide ranch-wide coverage, excluding the 5 Blain

properties. This fee would be added to the annual assessment fee to the properties proposed in the weed control contract. Those attending generally agreed that \$160.00 per lot was a fair price. Patrick M. stated he believed that if this endeavor is truly a ranch-wide effort that ALL lots should participate. Many individuals agreed with Patrick's assessment. Tim stated that he would talk with Lynn Barnes when spraying his lot as Tim does not want weed spraying within 50 yards from his water source. Following discussion, it was determined that Mary would talk to Mr. Barnes and acquire a ranch-wide rate for weed control, including the lots owned by the Blain's and the Gripka's. Nancy Nielsen made a motion that a rate be verified for all HITWRanch lots; if the rate remains the same homeowners will be assessed \$160 per lot; if the rate is different, another proposal will need to be presented to the POA. Lola seconded the motion; motion passed unanimously. A second motion was made by Lola Spradley that Lynn Barnes include a choice of herbicides to property owners when he sprays in the spring. Ron seconded the motion. Motion passed unanimously.

Financials. Nancy Nielsen gave a financial report. Current assets total:

- Checking account: \$15,561.01;
- \$7317.98 in the BWL account;
- \$2582.62 in the SCR account; and a CD valued at \$5660.41.
- The BWL road reserve fund balance: \$2400.00.
- Snow removal expenses to date: \$540.00.
- All invoices paid as of this date.

Firewise: Perry Eaton reported that Jared Fleming, Colorado State Forest Service forester, completed his on-site assessment, completed in the spring of 2021, and Jared has completed his report. Perry reported that there are several steps to acquire "a firewise community" designation as defined below:

Step 1. Assessment work. The report is scheduled to be delivered in the next week.

Step 2. Develop an action plan identifying 3 items for community mitigation.

Step 3. Schedule a community event that addresses one of the action items.

Step 4. Apply for certification to be a "firewise USA site."

The Firewise Action Plan was distributed and Perry stated that this 23 item action plan proposes specific measures to mitigate wildfire risks present within the Wildland-Urban Interface (WUI) environment of the HITWR community. Several measures were identified as tasks that could be accomplished quickly. A "volunteer hour and cost log" was distributed. Perry described that HITWRanch needs to apply to be a Firewise Community at \$27.00 per dwelling. Sandy made a motion for HITWRanch to become a Firewise community; Tim Gripka seconded the motion; motion passed with one opposing vote.

Once the above steps have been achieved, HITWRanch Firewise Community may be eligible to apply for grants. Lola made a motion to be pay any outstanding Firewise invoices; Sandy White seconded the motion; motion passed with no objections.

Architectural Control Committee: Following discussion, it was determined that Ron, Tim, and Patrick are members of the ACC. Steve Dora and Charles Frey may also be interested but distance prevents them from attending meetings and participating on a regular basis. It was suggested that ACC report to the BOD quarterly on items that govern the Association. Sandy White and Glen Golden opted out of being part of the ACC. Lola made a motion that the ACC be expanded, if possible, from the above participants and that the ACC report to the BOD on a quarterly basis. Sandy W. seconded the motion. Motion passed unanimously. Discussion on ONE VOTE PER LOT followed. As a result, the Golden’s elected to withdraw from the ACC and the BOD. Ron and Nancy agreed to create a one-page document to aid the POA members on their “responsibilities” as property owners at HITWRanch.

Big Wall Lane Maintenance: Glen and Ron stated that BWL may need additional road base once the house on Lot 11 is completed; otherwise the road is in good condition. Snow Fences are good. The delineator poles have proven helpful.

HITWRanch website: Thanks to Bill Barnes, the HITWRanch website, holeinthewallpoa.com is running well. Bill offered and all agreed to have Bill continue to assist with the website. Thank you, Bill!

2022 HITWR-Proposed Operating Budget

Estimated Common Expenses:

Insurance/Director’s=\$1403.00 & general liability=\$650.00)	\$2053.00
Accounting/Legal Fees	\$1500.00
Miscellaneous (including website)	\$ 600.00
Emergency Services	\$1000.00
Ranch Weed Maintenance- \$160.00 per lot	\$3200.00
Total:	\$8353.00

Prorated Common Expenses:

Formula \$8353 divided by 20 = \$418.00 per lot owner for common expenses (\$8353.00 divided by 20 = \$417.65 round up to \$418.00 per lot)
School Creek Road: 8 X \$418 = \$3344.00 divided by 8 = \$418 .00 per lot
Big Wall Lane: 12 X \$418 = \$5016.00 divided by 12 = \$418.00 per lot
Grand Total Income for common expenses: \$8360.00

School Creek Road – Lots 2, 3, 4, 5, 6, 7, 8, 9	
Income for 2022 Assessments	8 X \$418 = \$3344.00
Common Expenses	
Total Expenses:	\$3344.00
Big Wall Lane - Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	
Income for 2022 Assessments:	12 X \$418.00 = \$5016.00
Expenses:	
Common expenses:	\$ 5016.00 (\$418.00 X 12)
Big Wall Lane Maintenance:	\$ 400.00
Snow Removal:	\$ 1600.00
Total:	\$ 7016.00
To Big Wall Lane Reserve Fund	\$ 2400.00 (\$200.00 per lot)
Grand Total:	\$ 9416.00 : by 12 = \$785.00
School Creek Road Proposed 2022 Assessment: \$418.00	
Big Wall Lane Road 2022 Proposed Assessment: \$785.00	

Lola made a motion to approve the proposed 2022 budget as presented with the caveat that if weed eradication assessments differ from stated in the proposed budget, the budget will be amended by the Board of Directors. Sandy seconded the motion; motion passed unanimously.

2021/2022 Snow Removal. Glen Golden, who has removed snow from BWL and private driveways for the past few years, informed the members that he will not remove snow from Big Wall Lane and private driveways based upon liability issues. Ron and Nancy agreed to identify a contractor to move snow and has the necessary liability insurance.

Hold Harmless. Motion was made by Lola to investigate the necessity for hold harmless agreements for property owners providing maintenance on HITWRanch common property. Marilyn seconded the motion; motion passed unanimously.

New Business.

Trash Cans at Front Gate: Ron continues to contact Mountain Disposal to acquire a trash can for the front gate. To date, there are no trash cans to be let; HITWRanch is on the wait list.

Annual Education. Lola and Ron gave a report on Spanish Peaks Regional Health Center. Both reported that SPRHC is financially sound. Several construction projects are in the works: repair to the ambulance building and the reconstruction of current space to house a retail pharmacy.

Several surgeons, Sandeep Vijan, M.D., new full-time general surgeon, Dr. Cook, part-time, and Dr. Conrad, part-time, are providing on-going surgery at SPRHC. Dr. Vijan comes to SPRHC from Parkview; Dr. Conrad comes to SPRHC from Mt San Rafael Hospital in Trinidad, and Dr. Cook is from Trinidad and Raton.

SPRHC, like many organizations, faces staffing struggles, absences due to COVID, and vaccine mandates.

Adjourn. Ron Nielsen made a motion to adjourn at 12:50 p.m. Steve Dora seconded the motion. Motion passed unanimously.

Meeting HITWR-POA Board of Directors.

Mary White will continue as president (term ends year-end 2022);

Nancy Nielsen will continue as secretary/treasurer (term ends year-end 2022);

Patrick McLoughlin will be a member-at-large;

Perry Eaton will serve as vice president.

/nn