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**Approved Hole in the Wall Ranch  
Property Owner's Association  
Meeting Notes – April 17, 2021**

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**Present:** Glen and Marilyn Golden, Nancy and Ron Nielsen, Sandy and Mary White, Dale Spradley, Perry Eaton, Patrick McLoughlin

**AGENDA:**

- Call meeting to order
  - Review/approve meeting minutes from January 15, 2021
  - Treasurer's Report
  - Old Business
    - Weeds – notices from Lyn Barnes sent out March 25, 2021
    - Fencing – Lots 2, 3, 15, & 16 need fencing
      - Tyler Huff
      - Jose Gandara
      - Eric Andreatta
    - Grazing Lease Potential
    - Firewise
  - New Business
    - BY-laws addressing fencing – Sandy & Marilyn
  - Next meeting: Saturday, July 17, 2021
  - Adjournment

**Call the meeting to order.** Mary White called the meeting to order at 12:20 p.m. The agenda was reviewed and several items were added to new business category:

- Space for trash cans at the front gate
- Charitable donations

**Review/approve meeting minutes from January, 2020.** The minutes from the January 21, 2021 quarterly meeting were reviewed and approved as submitted.

**Treasurer's Report:** Nancy reported that as March 31, 2021, the checking account balance totaled \$13,909.42 and a CD valued at \$5671.70. All bills are paid. The statement of revenues and expenses was reviewed; an increase in snow removal expenses was noted, as a few snow storms left much needed moisture. Two assessments remain outstanding: Lot 3 and Lot 5. Judy has forwarded second reminder notices to the property owners. Glen made a motion to approve the treasurer's report as submitted; Marilyn seconded the motion. Motion passed unanimously. Nancy presented invoice of \$50.15 for the purchase of pizza for the meeting. Invoice was approved as submitted.

## **Old Business:**

**Weeds.** Lynn Barnes, Huerfano County Weed Coordinator, has forwarded the annual letter to all HITWR property owners informing them that it is time to spray weeds. Lots 1, 4, 13A and 19 will spray their own weeds. All other properties will use Lynn's services to spray weeds; it was unclear as to the intentions of Lot 2; Nancy N. will contact Col. McCune to determine his intention.

**Firewise:** Perry Eaton reported that Jared Fleming, Colorado State Forest Service forester, completed his on-site assessment and Jared is currently writing his assessment report. Perry reported that there are several steps to acquire "a firewise community" designation.

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."

Once the above steps have been achieved, our Firewise Community may be eligible to apply for grants.

It was also discussed that we may want to encourage our neighbors to participate in our mitigation efforts. The State Forester, Jared, believed that the biggest problem is actually to the south of HITWRanch which heightens the participation of our neighbors to the south.

Perry stated that we also would be receiving an invoice for Jared's fire assessment report for approximately \$600.00

**Grazing:** Following discussion of a possible grazing lease, the BOD agreed to conduct a survey of HITWR property owners. The electronic survey is to be sent to all property owners with a single question:

**Do property owners want grazing on their property? YES or NO response required. A non-response will be considered a NO vote.** Nancy and Mary will compose letter to be forwarded to the property owners with a deadline of April 29, 2021. A special meeting will be held on May 1, 2021 to tabulate the results and determine next steps.

Additionally, Nancy and Ron did speak with Tyler Huff and Eric Andreatta who both indicated they would be interested in fence installation in the event of a grazing effort at HITWR. Patricks will forward to Nancy a phone number for Jose Gandara so she can make contact and determine the interest level in the fencing project.

## **New Business**

**Placement of trash cans** at the HITWR front gate was discussed. Three points were discussed: (1) placement of the trash cans on the north or south side of the main gate; (2) the use of individual trash cans; or (3) acquire a dumpster. Sandy White to talk with Billy Williams about placement on the north side of the main gate. No other decisions were made on this topic.

**Charitable Donations:** Sandy White made a motion to make two donations to local organizations as follows:

La Veta Fire Protection District	\$1000.00
The American Legion, Post 16	\$ 100.00

Mary made a motion to approval the two requests; Marilyn seconded the motion. MSA Nancy will inform Judy Hammernik of these decisions to ensure payment.

Meeting adjourned at 1:50 p.m.

NEXT MEETING: Saturday, July 17 2021  
The White's/12 noon

Special Meeting: Saturday, May 1, 2021  
8:30 a.m.

/nn