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**DRAFT: Hole in the Wall Ranch**  
**Property Owner's Association**  
**Quarterly Meeting – July 18, 2020**

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Present: Glen and Marilyn Golden, Lola and Dale Spradley, Kathy and Bill Barnes, Patrick McLoughlin, Tim and Molly Gripka, Nancy and Ron Nielsen

**AGENDA:**

*Call meeting to order*

*Making motions/voting of the Board of Directors*

*Review/approve meeting minutes from January 18, 2020*

*Treasurer's Report*

*Old Business*

*Hay*

*Weeds*

*HITWRanch website*

*Access to HITWRanch checking & CD accounts*

*HITWR laptop*

*New Business*

*Preparing for 2020 Annual Meeting*

*Annual Education Topic*

*Other new business?*

*Adjourn*

**Call the meeting to order.** Mary White called the meeting to order at 12:50 p.m. Mary asked that an agenda item of "Mitigation" be added to the agenda; there was no opposition.

**Making Motions/voting of the Board of Directors.** Mary proposed to those attending that only board members may make motions and vote for those motions during the course of a HITWRanch Board of Director's meetings. A motion was made by Marilyn Golden to accept Mary's proposal; Kathy Barnes seconded the motion. MSA

**Review/approved meeting minutes from January 18, 2020.** A motion was made by Kathy Barnes to accept, as submitted, the minutes from the January 18, 2020 meeting. Marilyn Golden seconded the motion. MSA

**Treasurer's Report:** Nancy Nielsen presented the following report.

Checking account balance as of June 30, 2020:	\$10,100.60
CD balance:	<u>\$ 5,649.14</u>
Total:	\$15,749,74

Nancy also reported that all bills have been paid. All property owners have kindly paid their dues, for which the BOD thanks them. Copies of financial reports on profit and loss, transaction by detail, revenues and expenses, and statement of assets, liabilities and equity were distributed. Marilyn Golden made a motion to accept the treasurer's report; Glen Golden seconded the motion. MSA

**Old Business:**

**Hay.** Mary reported that she talked with Aaron about the haying potential for 2020 at HITWRanch. Given the current conditions of the hay fields, Aaron believed that it was most unlikely that "haying" would occur this year. Aaron indicated to Mary that he would contact the Nielsen's to determine the condition of their hay field and, if appropriate, cut the hay.

**Weeds.** Mary reported, following a discussion with Lynn Barnes, that many property owners had used the services of Lynn Barnes and had sprayed weeds in 2020. The properties using Lynn Barnes' services included lots 3, 6, 7, 8, 9, 10, 11, 13, 14 and 20. Ron Nielsen, lot 19, Tim Gripka, lot 4, and Bill Barnes, lot 5, indicated that they had treated the weeds and continue to treat the weeds on their respective properties. Following discussion, Nancy will communicate with those individuals who had not been mentioned to remind them of their responsibility to attend to weeds on their properties.

**HITWRanch website.** Bill Barnes has been working on the website. The current website includes access to by-laws, covenants, and other pertinent documents. Following discussion, it was determined to send the link to the website to the POA for examination for their input. Nancy N. agreed to send website link in the next week. In the meantime, Bill will continue to add meeting minutes and other applicable documents.

**Access to HITWRanch checking.** Nancy shared that she communicated with Judy Hammernik about having access to the HITWRanch checking account. Judy stated that Nancy does have access to the checking account as it was arranged several years ago.

**Laptop.** At the January HITWRanch meeting, the Board voted to acquire a laptop for HITWRanch business. Bill Barnes researched several possibilities that would include at least 4 GB of memory and 128 GB of storage and the full windows application. Several possibilities include: (1) HP Notebook; (2) Acer laptop; and (3) HP 2019 laptop. Bill and Nancy will meet in the very near future to order a laptop for the POA.

**Future Mitigation.** Mary White introduced information regarding the United States' Forest Service plan for protection of water supply and flood protection, and safe evacuation routes and fuels breaks to aid in fire suppression in Spanish Peaks Wildlife area. Several documents were shared during this discussion including maps of targeted areas. The local advocate group in this area is the Spanish Peaks Alliance and Wildfire Protection Board (SPAWP).

The USFS is preparing a request for approval to reduce fuels on 2900 acres in Huerfano and Las Animas counties. The USFS is also performing environmental studies; this would permit more landscape-scale fuel reduction. Mary asked for a volunteer to lead this effort and attend informational meetings that impact our area. No one volunteered. Following further discussion, it was decided that more information on this project is needed. Additionally, HITWRanch may need to add mitigation language to the POA bylaws if it is deemed appropriate. The Board members were in agreement that more information is needed before decision are made for HITWRanch property owners. Mary White will contact a representative of this group to speak at the HITWRanch annual meeting.

**New Business.** Several topics were suggested to be placed on the annual meeting agenda. Topics include the following:

- Agricultural status; it is the responsibility of individual owners to maintain their own agricultural classification for real property taxes; this will no longer be an effort to chase ranch-wide hay leases.
- Boundary fences for individual lots; there was an inconclusive discussion of the relationship between the Colorado fence-out statute and contrary covenant provisions.
- Mitigation; what does that look like for HITWRanch; potential to add mitigation language to the by-laws.

Meeting adjourned at 1:55 p.m.

**NEXT MEETING:       Annual Meeting  
                              October 17, 2020  
                              12 noon  
                              Somewhere in La Veta**

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