



**Hole in the Wall Property Owner's Meeting  
Quarterly Meeting May 7, 2022  
At the White's**

**DRAFT**

Present: Mary White, Patrick McLoughlin, Nancy Nielsen, Perry Eaton, Lola Spradley, Tim Gripka, Dale Spradley, Sandy White, Ron Nielsen

**AGENDA:**

- Call meeting to order
- Approval of the agenda
- Review/approve meeting minutes from February 12, 2022
- Treasurer's Report
  - Review year-end financials
- Old Business
  - Weeds
  - Snow Removal
  - Firewise Action Plan – identify 2022 initiatives
- New Business Questions about lot boundaries and fences
- Next meeting: Establish meeting date
- Adjournment

**Call meeting to order:** Mary White called the meeting to order at 10:30 a.m.

**Meeting Notes January 5, 2022:** A review of the meeting notes from the January 2022 quarterly meeting occurred; Lola moved to approve the minutes as submitted; Perry seconded the motion; motion passed unanimously.

**Financials:** Nancy reported balances for the BWL, SCR, and CD balances as of April 30, 2022:

FNB-BWL account	\$15,315.72
FNB-SCR account	\$ 4,256.18
Total checking	\$19,571.90
FNC-CD balance	\$ 5.694.34
Total Checking/Savings:	\$25,266.24

Expenses to date included:

\$ 91. 82 for a new battery for the front gate;  
\$670.00 for snow removal;  
\$290.00 for professional services; accountant fees and registration with the Secretary of State's office;  
One outstanding assessment, Lot 4, for 418.00.

Nancy reported that both directors and general liability insurance renewals will be forthcoming in May. Lola moved to approve the finance report as presented; Perry seconded the motion. Motion passed unanimously.

**Weed Report:** Mary reported that Lynn Barnes has begun working at continued weed eradication on the Blain properties. Lynn plans to begin on HITWR properties in two weeks. Mary asked that property owners provide water, if need be, to Mr. Barnes as he prepares the chemicals (with water) for individual lot spraying. Patrick asked what chemicals were being used in this process. There was general agreement that "Milestone" was the product used for weed eradication at HITWR. For more specific information on chemicals used, Mary asked members to contact Lynn at 719-948-7377.

**Old Business:**

**Snow Removal:** Following a brief discussion, it was noted that Tyler Huff has been doing a good job with snow removal, and, hopefully, Tyler will be available for the next snow season.

**Big Wall Lane:** Ron suggested that HITWRanch acquire a bid for the grading of Big Wall Lane in its entirety. This would include placing gravel from the top of the hill that aligns with lot 1 and 14 on the north end, and then ascending to the top of the bend. Lola made a motion and Perry seconded the motion to acquire a bid on this project. Motion passed unanimously. Lola stated that she would also like an estimate to gravel Lot 1 driveway, and, to please inform her so she can contact the contractor for a proposal.

**Firewise Action Plan.** Perry Eaton stated he has received a sign that reads: "Firewise Community" which will need to be placed somewhere near the front gate. Further discussion focused on placing a sign at the "Y" intersection of CR 360 and 361 which would read "No Outlet." The "no-outlet" sign would be placed on County Road 361 sign to advise travelers. County Road 360 does have an evacuation route by County Road 363 to I-25. Lola offered to call Carl Young, Huerfano County Administrator, to determine how this could be accomplished. Another placement of another "no outlet" sign may be feasible near the Hoffman property on CR 361. Further discussion determined that there is no need for a "no outlet" sign at the end of Big Wall Lane. Mary made a motion to acquire two signs; Perry seconded the motion; motion passed unanimously. The request for purchase of this signage will be made to the Huerfano County Administrator.

Perry also shared that he has been contacted by Paul Branson regarding the possibility of acquiring a grant from the Spanish Peaks Alliance for Wildlife Protection. Perry suggested that HITWRanch may want to apply for grant monies for continued mitigation at HITWR. All agreed.

Perry announced that during the next several months there will be two educational events regarding wildfire preparation. The first event will be "Tools of the Trade" provided by David Stephan; date yet to be determined. A second event, a Q&A will be presented by Paul Minnow on June 11 at the LV Community Center. It was suggested and agreed to that HITWRanch POA should reach out to our neighbors about these events.

Perry also shared that Paul Branson and Jared Fleming, Colorado State Forest Service, are willing to provide individual assessments on each property, if each owner so chooses. This assessment is about finding out and knowing what HITWRanch resources we have. An email informing the POA of the possibility of individual assessments will be forwarded in the near future. Additionally, Perry stated he will poll the HITWR POA to inquire what each property owner has done to mitigate their individual properties. This poll will occur towards the end of 2022.

Patrick also suggested removing the natural debris in the creek; Tim has a brush hog that could assist with that project.

**Ongoing mitigation:** Ron suggested that homeowners may want to consider buying a chipper which would assist many in brush clearing and chipping OR the POA may want to consider hiring Ron Jamison or Tyler Huff to do some of the work. Ron also stated that he understands that Huerfano County has a chipper; he asked how does HITWRanch arrange to get the chipper? Lola stated she would ask Carl, HC Administrator, and get back to the BOD. Further discussion ensued regarding the actual purchase of a chipper for HITWR. Mary made a motion to explore purchasing a chipper; Nancy seconded the motion; motion passed unanimously.

**New Business.** Lola and Dale want to build boundary fences to their properties, Lot 1, Lot 2, and Lot 14; Lola asked how does a property owner determine lot lines? Several stated that the corners of all properties are pins located in the ground. Sandy provided the plat map to Lola so she can provide it to fencing contractors. Lola will acquire additional plat maps for the POA. Perry made a motion to approve the fencing project for the Spradley's; Ron seconded the motion; motion passed unanimously.

**ACC.** Perry will contact Mr. Bravo, Lot 5, to acquire clarification on the placement of the recent solar panels.

**Meeting Adjournment:** Mary adjourned the meeting at 1:16 p.m.

**NEXT MEETING:** August 13, 2022, 10:30 a.m. at the Whites.