
DRAFT
Hole in the Wall Ranch Property Owners' Association
Annual Meeting Minutes – October 17, 2020

Meeting Agenda:

Call Meeting to Order

Roll Call and Proxies

Proof of notice of meeting

2019 Annual Meeting Minutes, Discussion & Approval

Reports

- | | |
|---|-------|
| ▪ Weed Control Update | Mary |
| ▪ 2020 Hay Production/Contractor Update | All |
| ▪ Financial Report | Nancy |

Annual Education: Hardening the Home: Paul Branson

Continuing Business

- | | |
|--|--------------|
| ▪ Approval of 2021 Operating budget | All |
| ▪ 2019/2020 Snow Removal | Nancy |
| ▪ Big Wall Lane maintenance/new culverts | Ron and Glen |
| ▪ HITWRanch website | Bill |
| ▪ Property assessments | Sandy |
| ▪ HITWRanch laptop purchase | Bill/Nancy |

New Business

- SPAWP, Spanish Peaks Alliance for Wildfire Protection/HITWRanch participation
Mary & Dave Blain

Adjournment

Meeting of the 2020 HITWRanch-POA Board of Directors

Call to order

Roll Call

Election of Board of Directors/Officers

Establish meeting dates for 2021 BOD Meetings

Adjournment

Call the meeting to order. Mary White called the meeting to order at 12:45 p.m.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	William McCune	No	Nielsen
3	Charles Cotten	No	White
4	Tim & Molly Gripka	Yes	
5	Kathy & Bill Barnes	Yes	
6	Karla & Dave Blain	Yes	
7	Sandy & Mary White	Yes	
8	Karla & Dave Blain	Yes	
9	Karla & Dave Blain	Yes	
10	Karla & Dave Blain	Yes	
11	Patrick McLoughlin	Yes	
12A	Peggy Davis	No	Nielsen
13A	Glen & Marilyn Golden	Yes	
14	Louis Salas & Beth Melchior		White
15	Perry & Molly Eaton	Yes	
16	Charles & Debra Frey	No	Nielsen
17	John & Marcia Mueller	No	White
18	Steve & Kathy Dora	No	Nielsen
19	Ron and Nancy Nielsen	Yes	
19	Karla & Dave Blain	Yes	

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. Lola Spradley asked that a new agenda item be added: space for trash bins at the front gate. With that addition, Lola made a motion to approve the agenda as amended. Sandy White seconded the motion. Motion passed unanimously.

Review/approval of meeting minutes from the October 19, 2019. 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 many homeowners used Lynn Barnes, Huerfano County Weed Control, and a few property owners sprayed their own: Lots 1, 4, 5, 19. Lots 2, 14, 17 contacted

Lynn late in the season and are on the list for spring 2021. Lot 16 changed ownership. Lots 3, 6, 7, 8, 9, 10, 11, 12, 13, 15, 18, 20 used Lynn Barnes. Tim Gripka said his goats are taking care of their weed problems; Bill Barnes indicated he believes his property should be treated at least twice a year. Ron reminded those in attendance that Jim Conley, former CSU extension agent, shared that property owners would need to be diligent in their efforts to eradicate weeds on their properties as it will take many, many years to reduce the noxious weed population. There were no issues concerning payment this year. Based on this conversation, Mary White will talk with Lynn Barnes about the possibility of spraying twice a year for those property owners that are interested.

Financials. Nancy Nielsen gave a financial report. Current assets total: \$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 is \$2400.00. Snow removal expenses to date total \$540.00.

Nancy made a request to reimburse her for expenses for the recently purchased laptop, \$777.85 and for sandwiches and veggi tray for the annual meeting, \$148.05. Total reimbursement: \$925.90. Lola made a motion to reimburse Nancy as indicated; Bill B. seconded the motion; motion passed unanimously.

Hay. There was no 2020 hay production at HITWRanch because of the extreme drought conditions. The hay contract with Aaron Walters also expired this year. Discussion ensued as to whether the POA would continue with hay production in the future. Karla Blain stated that the Blains would not be able to commit, at this time, to cutting hay in the future. Sandy proposed that the responsibility for hay production rests on the individual property owner; he is no longer interested in taking responsibility for the contract, the tracking and payment of the hay production, and the hassle that arises from the appropriate timing to cut the hay and getting the contractor to do it. Sandy made a motion to that effect; Tim seconded the motion; motion passed unanimously.

Ron stated that some of the property owners may be interested in cutting hay on their properties; Ron has talked with Bob Hoffman who has been interested in the past; Lola indicated that she and Dale would also be interested. Ron will survey others to determine the level of interest. Marilyn suggested that HITWRanch look in to open grazing (Silver Spurs, Tres Valles, etc.) as an alternative to hay production and another means to maintain agricultural status. One problem identified is that not all lot owners want cattle on their properties and not all lots are fenced. Discussion about fencing followed, no action taken at this time.

Annual Education. Paul Branson, Wildfire Preparedness Administrator for the county, presented the annual education for this meeting. Paul presented information on “How to Prepare Your Home for Wildfires.” A handout was provided that included information on Vegetation Management, Fire Resistive Construction, and actions to Be Prepared. Three main points made were (1) have a hardened home; seal the house up as much as possible; (2) put non-combustible

materials within 5 feet of the home, i.e., flagstone, bare soil, rock, etc.; and (3) thin the vegetation around the home. Following discussion, a HITWRanch Firewise Council was established and includes Mary White, Perry Eaton, and Kathy Barnes. Paul is available to assess individual homes at the owner’s request and can be reached at 719-431-4006 or at pbranson@huerfano.us.

CONTINUING BUSINESS - 2021 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
Total:	\$5153.00

Prorated Common Expenses:

Formula \$5153 divided by 20 = \$257.65.00 per lot owner for common expenses (\$5153.00 divided by 20 = \$257.65.00 round up to \$258.00 per lot)	
School Creek Road: 8 X 258.00 = \$2064.00 divided by 8 = \$258.00 per lot	
Big Wall Lane: 12 X 258.00 = \$3096.00 divided by 12 = \$258.00 per lot	
Grand Total Income for common expenses: \$5160.00	
School Creek Road – Lots 2, 3, 4, 5, 6, 7, 8, 9	
Income for 2021 Assessments	8 X \$258= \$2064.00
Common Expenses	
Total Expenses:	\$2064.00
Big Wall Lane - Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	
Income for 2021 Assessments:	12 X \$258.00 = \$3096.00
Expenses:	
Common expenses:	\$ 3096.00 (\$258.00 X 12)
Big Wall Lane Maintenance:	\$ 400.00
Snow Removal:	\$ 1600.00
Total:	\$ 5096.00
To Big Wall Lane Reserve Fund	\$ 2400.00 (\$200.00 per lot)
Grand Total:	\$ 7496.00 : by 12 = \$624.66 round to \$625.00

Nancy stated that the 2021 proposed budget is identical to the 2020 budget. Nancy stated that HITWR expenses for the past several years have been consistent, and therefore, no change to the annual budget projections.

Lola made a motion to approve the proposed 2021 budget as presented; Sandy seconded the motion; motion passed unanimously.

2019/2020 Snow Removal. Glen Golden, snow removal contractor, pushed snow for the past year and we on BWL are very grateful. Thank you, Glen. Glen agreed to continue as snow

removal contractor for 2020/2021 at \$90.00 per hour. Ron Nielsen made a motion to accept Glen's offer and made a motion to that effect; Lola seconded the motion. Motion passed unanimously.

Big Wall Lane Maintenance. This year two culverts were installed on Big Wall Lane thanks to the coordinating efforts of Glen Golden and Ron Nielsen. This installation was completed to help remove water from snow and rain off of Big Wall Lane and in to the fields. It was also discussed that Big Wall Lane needs two actions to take place: (1) more road base is needed; (2) BWL needs to be graded. Ron agreed to contact Lonnie Bolin to acquire an estimate and timing of the work.

Ron also noted that boundary fence that separate Lot 19 and Lot 20 appears to encroach on the POA common area. Following discussion, a motion was made by Ron to work with the Blains to determine whether the fence was appropriately placed; Marilyn seconded the motion; motion passed unanimously.

HITWR website. Bill Barnes has been instrumental in developing a website for HITWRanch. Bill explained that the website includes a very attractive homepage and contains information about the POA, its by-laws, covenants, meeting minutes, and budget. Bill explained that the next step is to establish a domain for the website. Lola made a motion to allow Bill to establish the domain and "go live" with the website; Nancy seconded the motion. Motion passed unanimously. Bill also agreed to contact all the local realtors to inform them of the HITWRanch new and improved website.

HITWRanch laptop purchase. Nancy stated that the POA has purchased an HP Compaq 14 inch screen laptop with 8 GB of memory. Nancy will begin transferring files from her personal computer to the laptop; she will also establish a g-mail account for the POA.

New Business. The SPAWP agenda item was tabled until the HITWR Firewise committee has an opportunity to meet.

Trash Cans at Front Gate: Lola Spradley presented and discussed the possibility of constructing a 3-sided enclosure at the front gate. This area would be used by individual homeowners to place their individual trash cans; this would allow owners to place their trash cans permanently in this space, and, bring their trash to their trash can on the designated trash pick-up day. Following discussion, it was agreed that the Spradley's and the Nielsen's would work out the details for getting this task completed.

Lot 15. Mr. Perry Eaton, new owner of Lot 15, shared his discussion with John Albright about Mr. Albright's continued use of a path along the fence line that allows access to the Albright property for the purpose of feeding cattle. Discussion followed. Mr. Eaton shared that he has an attorney drafting an agreement identifying the specific use of the current Lot 15 easement. Mr. Eaton will

communicate with the BOD regarding the outcome of the agreement. The BOD directors, per Karla Blains' suggestion, will continue this discussion, specifically addressing the issue of a possible fee for the use of Big Wall Lane by non-property owners.

Adjourn. Nancy Nielsen made a motion to adjourn (2:50 p.m.) Bill Barnes seconded the motion. Motion passed unanimously.

Meeting of the 2020 HITWR-POA Board of Directors.

Election of officers was not needed as terms of office do not expire until 2022.

January 16, 2021 is the date of the first quarterly meeting of the BOD; April 17, 2021 is the second quarterly meeting; July 17, 2021 is the third quarterly meeting; and October 16, 2021 is the Annual Meeting date.

/nn