

**Navajo Ranch Homeowners and Community Associations**  
**P.O. Box 1128**  
**Walsenburg, CO 81089**

<http://navajoranch-walsenburgco.org>

President: John (J.C.) Copeland  
Treasurer: David Rogers

Vice President: Richard Clements  
Secretary: Sara Engelmoehr

**Navajo Ranch Board Meeting**  
**September 18, 2017**  
**Navajo Western Water District Building**

The Navajo Ranch Homeowners and Community Associations Board meeting was called to order at 6:32 p.m. by President J.C. Copeland. Present were: (Officers) J.C. Copeland, President; Richard Clements, Vice President; Sara Engelmoehr, Secretary; David Rogers, Treasurer. (Board Members) Debbie Clements, Sam Morningstar, Todd Everlin. (HOA Members present): Alex Lukens, Carol Belt, Melissa Ray, Karla Chittum, Marilyn & Debs Kelly, Cheryl Locke Evelin, Candice Mulrain, and Cheryl Rogers. (Non-HOA Member present): Elizabeth Garland.

**Covenant Enforcement** – J.C. provided an update on court case involving 3 Buffalo Drive South. Was filed in small claims court due to dollar amount we felt was appropriate. At latest court date, the property owner requested that the case be moved to County Court based on a bid she received for building removal in the amount of \$25,000. Judge stated that amount exceeds Small Claims Court authorization limit, and agreed it should be filed in County Court (which is overseen by the same Judge), so he dismissed without prejudice.

J.C. offered the following two options for the Board to consider: (1) He believes the bid she received is highly inflated and that \$7,500 would be a reasonable maximum bid. We could obtain bids from a couple of local contractors for non-compliant building removal and go back to Small Claims to dispute her bid. This would be a cost to HOA of approximately \$200. (2) The Architectural Review Committee recommends that the HOA hire an attorney and go to County Court. This would be a much more expensive undertaking, as an attorney is required/recommended for County Court.

There was a fairly lengthy discussion held. The majority of the Board was in favor of continuing with the Court process in this particular case. *<Richard made a motion to proceed with obtaining bids from local contractors and, if the bids come in within the \$7,500 maximum allowed, attempt to get it reinstated in Small Claims Court. If bids come back higher than \$7,500, Board will re-group and discuss further. Sara seconded the motion. With only one Board Member opposing – motion passed.>*

Todd was openly upset and feels that the Board is practicing “selective enforcement” of the Covenants. J.C. and others on the Board stated that we are addressing Covenant issues brought forth by residents and/or property owners of Navajo Ranch. There is a form on the NRHOA website to report a perceived violation; any complaints received will be presented to Board on a case-by-case basis for decision on any action to be taken. Once the legal process is finished in the current case (whatever that path ends up being), we will have a better idea of the best approach to use going forward with similar situations. At the end of the “discussion”, Todd verbally rendered his resignation from his HOA Board position and left the meeting. *<Todd submitted his resignation in writing the following day - following is an excerpt from his written resignation: “... I came to the board very eager to help with making a difference in the community without prejudice and bias, getting to know my neighbors, to help the organization move forward. However, I am concerned that my philosophy and vision for the organization is not in line with the thinking of the majority of the Board. I cannot support or be a part of the current decisions being made by the board Selective enforcement is not appropriate in today’s society where neighbors want to live autonomously. ...”>*

**Mapping** – A group of volunteers have identified property boundaries on some of the common areas (green belt property) within Navajo Ranch. Would like to get markers and signs identifying those areas before the snow covers it up. Example: “Navajo Ranch – Common Area Park or Walking Trails”. Believe we could start with 3 signs right now for the areas already identified. *<Dave made a motion to proceed with obtaining bids for the signage. Sam seconded. None opposed – motion passed.>*

J.C. believes the park areas would be utilized by more residents if there were covered picnic tables. He has done a little price checking – metal pavilion would run approximately \$400 each through Metal Mart; picnic tables \$300-\$400 each. May need 5-8 sets total but could start with 3 or 4 to ease budget and see what kind of use they get. The HOA has a \$5,000 CD coming due that is making minimal interest. We could cash that out to help with our budget. Some concerns were expressed regarding trash in these areas, upkeep, and use by nonresidents. J.C. said these areas are for residents, and their guests, use only. He suggested that residents that live in these areas would likely volunteer to pick up any trash. Would also like volunteers to keep these areas and the walking trails mowed. While there was no opposition stated, no formal motion was made on this item. J.C. will bring this up at the next membership meeting.

J.C. would also like to bring up the possibility of an HOA Neighborhood Watch – local only, not official through national program. His idea would be to obtain 25 “HOA Neighborhood Watch” signs for members to purchase from HOA and display on their property to let all who travel through our community know that we look out for each other. Could also have posts available for purchase. Believes cost would not exceed \$12-\$25 per sign/post. He will bring up at the next membership meeting for feedback from those present, but would like to get preapproval from the Board to earmark budget money, if membership approves of the idea. He believes can obtain signage for Common Areas and Neighborhood Watch for less than \$1,000. *<Debbie made a motion to proceed with investigating the cost of the signage and posts. Dave seconded. None opposed – motion passed.>*

Later in the meeting, J.C. presented an idea that one of the common areas would be an ideal location for an archery / gun shooting range. Discussion ensued with concerns of noise pollution, covenant restriction regarding discharging weapons within Navajo Ranch, and liability. Decision was to remove the archery / gun shooting range from consideration due to area resident concerns and covenant violation.

**Membership** – Letters, with membership forms, are being mailed to new property owners by J.C.. So far, has resulted in 4 new memberships.

Candy Mulrain asked if the HOA has a “Welcoming Committee” for new residents. Sara and Debbie confirmed that we previously had one but the chairperson is no longer doing that – we would like to have one. Candy volunteered to chair going forward.

**Architectual Review Committee** – no new requests received since last update. Only pending item is 3 Buffalo Drive South situation. The property owner was present at the meeting – J.C. asked her if there were volunteers to help take the non-compliant building down, would that be a viable option? She stated that she could not say without conferring with joint property owner. J.C. also reminded her that the judge told her to provide him with the address of the joint property owner for notification purposes, and she has not done so to date.

**Budget** – J.C. would like Board members to think about the \$2,000 liability insurance premium that is due in January. Is this really a necessity? Seems like a lot of money. Dave suggested the HOA could shop around for possible lower rate. Dave stated any complaint must be presented to the HOA for resolution attempt prior to complaint filed with Court. Discussion revealed that some believe, in this day and age, it is necessary protection. No formal vote was taken on this item.

**Budget (continued)** - J.C. also stated that we could consider raising annual membership dues. Some concerns were stated that many of our residents are not currently members because their budgets are very tight. No formal vote was taken on this item.

Donation to Fox Theatre – Dave stated that a \$100 donation from the HOA had been approved at the June meeting. Due to the “Spanish Peaks Foundation” disbanding, he has not forwarded this donation. The SPF was replaced by “Fox Theatre Walsenburg” Board. Should he go ahead and forward the donation or is more discussion needed? *<Richard made a motion to forward the donation to the Fox Theatre Walsenburg Board; Sam seconded the motion. None opposed – motion passed.>* J.C. stated that he would like for there to be a donation presentation made with coverage by the two local newspapers.

**Next meeting** – General Membership Meeting will be held on Thursday, October 12, 7:00 p.m. at the Navajo Western Water District building. Reminder that nominations will be taken for the positions of President, Secretary, Treasurer, and one Board Member.

Richard stated that he doesn’t think the Board Meetings should be held immediately prior to a General Membership Meetings – not enough time to touch on all items to be discussed. Agreement by Board members. There will not be a Board Meeting prior to the October 12 meeting.

**Adjournment** – *<Richard made a motion to adjourn the meeting; Sara seconded the motion. None opposed – motion passed.>* This meeting was adjourned at approximately 7:50 p.m.

Submitted by Sara Engelmohr, Secretary