

**Navajo Ranch Homeowners and Community Associations**  
**P O Box 1128**  
**Walsenburg CO 81089**  
[www.navajoranch-walsenburgco.org](http://www.navajoranch-walsenburgco.org)

**President: Marsha Boeck 738-2820**  
**Treasurer: Patsy Salmon 738-1979**

**Vice President: Bill Irwin 738-4863**  
**Secretary: Mary Copeland 738-1058**

Navajo Ranch Chili Super  
& Business Meeting  
March 22, 2014  
Navajo Water Board Bldg., Walsenburg, CO

The Navajo Homeowner's Association Members met on March 22, 2014 at 5pm for a Chili Supper and a business meeting... Those in attendance include: Marsha Boeck, President; Bill Boeck, Architectural Committee Chair; Bill Irwin, Vice President; Patsy Salmon, Treasurer and Mary Copeland, Secretary, Randy Wilson, Board Member & wife Kathy, Carol & Bill Belt, Ellie & George Mellott, Richard & Debbie Clements, Georgia & Jim Pavlick, Don & Marrienne Johnson-Knecht, Lynn Barnes, Donna Patterson & James Jones, Ed Thompson, Barbara Beckner, Ginny & Charlie Parker, Alfred and Sophie Kelley, Janice Benham and guest Artice, Gerry & Judy Gearhart and Ron & Debbie Novack..

After a delightful Chili Dinner cooked by the March 2013 Chili Cook-Off Winners and sides and desserts by the Board and Homeowner's Association Marsha Boeck, President opened with a short business meeting.

Marsha introduced the board members and Charlie Parker, Volunteer of the Huerfano Fire Dept.

Patsy Salmon, Treasurer, gave the treasurer's report. Total Bank Accounts, including CD's, totaled \$28,887.79. The lot value is \$10,110.00, making an Overall Total of \$38,997.79. A motion was made by Randy Wilson to approve the treasurer's report as given. A 2<sup>nd</sup> was given by Debbie Clements. All approved.

We are not asking for membership dues this year.

Yearly bills for the Association run around \$1,200. Taxes are \$206.90, Tax Preparation is \$125.00, and State Reports are \$20. Safe Deposit Box rent is \$22, PO Box is \$78, Bookkeeping \$400, Miscellaneous around \$300.

Marsha made a motion that the Homeowner's Association makes a donation to the Bird Family who lost their home to fire in January. 2<sup>nd</sup> by Randy Wilson. All Approved.

Mary Copeland made a motion for the Navajo Homeowner's Association to give a donation to the Bird Family in the amount of \$500. Georgia Pavlick gave a 2<sup>nd</sup> and all approved.

There was considerable amount of discussion concerning the fire, fire retardants, mitigation and the fire department. Charlie Parker explained the circumstances of the fire and said that there was nothing the fire dept. members could do as the fire raced up the foundation walls between the garage and the house and totally destroyed the home. Bill Boeck said that the fire started in the garage from a plug in battery charger that blew up. The Bird family has purchased a new home from Clayton Homes and it should be ready to occupy soon.

Mary Copeland said that the Fire Department members are strictly volunteer and that more members (men or women) are desperately needed.

Lynn Barnes, 719-948-7377 said he has lived in the area for 4 years and is the only licensed weed control person in Huerfano County. He can help with pest like tumbleweeds, etc. His email address is: huerfanoweedcontrol@live.com.

Lynn also gave information on C.K. Morey, CO. State Forrest Dept. C.K.'s number is 719-742-3588. There is also a program in LaVeta called the Fire Wise Team. You can hire them for mitigation.

There are NO MORE BURN SITES in Navajo.

Everyone in the area needs an address sign that can be read day or night. Reflective numbers are best. Fire and Ambulance drivers need to be able to find you.

Mary Copeland told of the December 6<sup>th</sup> Christmas Party and read the minutes of the Feb. 21 Board meeting. Randy Wilson made a motion to accept the minutes as read and Richard Clements gave a 2<sup>nd</sup>. All approved.

Vice President, Bill Irwin, gave a report on the estimates of cost of gravel for both post box drives. The price for 15 tons of gravel for the Resorts mail box drive plus 8 Tons for the Estates mail box drive would be \$900 by Dan Hendricks or \$1,200 by another gravel company. Carol Belt made a motion to purchase the gravel from Dan Hendricks for \$900. Randy gave a 2<sup>nd</sup> and all approved.

Marsha explained that the offices of President and Secretary need to be filled and nominations would be in order. Judy Gearhart nominated Debbie Clements for President. Debbie agreed to serve if elected. Nominations were closed and Debbie Clements won by acclamation.

Nominations were made for the Secretary position but no one accepted a nomination. Mary said she would serve as Party Chairman but did not wish to continue as secretary. She said she spent approximately 30 minutes on the minutes after a meeting. The most work of the secretary is shared by the treasurer at the beginning of the year when dues come in. It was decided to table this till our next meeting on Saturday, April 26<sup>th</sup>, at 5pm. Pot luck was discussed. More information will come later.

Carol Belt spoke on an Opposition Letter she asked those who cared to sign. Anyone can sign this letter. The letter is in opposition to the growth and selling of marijuana in Huerfano County.

Randy Wilson, Vice President of the Navajo Western Water District, spoke on the Water Department. We have the best system with the lowest price of water in the area. The water bill will be going up \$5 per month but that is due to day to day operation increases. Up keeps are needed as the system is over 40 years old.

Check out the Navajo Website: Address is at the top to this newsletter. We have the Navajo weather on our website. Weathergram is another good site for Navajo weather.

Judy Gearhart moved to adjourn. All approved. The meeting adjourned at 7pm.

Next meeting will be Saturday, April 26<sup>th</sup>, 5pm. More details later.

Sincerely,

Mary Copeland, Secretary.