

Navajo Ranch Homeowners and Community Associations
P O Box 1128
Walsenburg CO 81089
www.navajoranch-walsenburgco.org

President: Marsha Boeck 738-2820
738-4863

Vice President: Bill Irwin

Treasurer: Patsy Salmon 738-1979
Copeland 738-1058

Secretary: Mary
Navajo Ranch Potluck

& Business Meeting
April 26, 2014

Navajo Water Board Bldg., Walsenburg, CO

The Navajo Homeowner's Association Members met on April 26, 2014 at 5pm for a Potluck and a business meeting... Those in attendance include: Marsha Boeck, President; Bill Boeck, Architectural Committee Chair; Patsy Salmon, Treasurer and Mary Copeland, Secretary, Randy Wilson, Board Member & Kathy, Carol & Bill Belt, Ginny & Charlie Parker, David & Cheryl Rogers, Lanny & Dianne Alcantara, Dave & Earleen Bird, Len & Barb (Difino) Czepiel, Sheryl Gorgen, Sara Engelmohr, Tom & Doris Fogelson and Tommie & Jim Lard.

Bill Belt gave the blessing and we all partook of a wonderful potluck meal.

Outgoing President, Marsha Boeck, opened the short business meeting.

MINUTES - Mary Copeland, Outgoing Secretary, gave a recap of the March meeting.

TREASURERS REPORT - Patsy Salmon, Treasurer, said Navajo HOA Bank Accounts, including CD's, totaled \$28,598.10. The lot value is \$10,110.00, making an Overall Total of \$39,708.10. A motion was made by Mary Copeland to approve the treasurer's report as presented. A 2nd was given by Randy Wilson. All approved.

GRAVEL PURCHASE - Bill Boeck reported for Bill Irwin who was unable to attend. Bill said that Bill Irwin had contacted Dan Hendricks Gravel hauler who gave the low bid for gravel for both the Estates mailbox drive and for the Resorts mailbox drive. The gravel will be brought in and spread sometime in May.

ELECTION OF OFFICERS - Marsha reported that 2 positions on the HOA Board were open. The President and Secretary positions need to be filled. At the last meeting Debbie Clements volunteered to be the President. She is out of town on business but will be back soon. Nominations were open from the floor but there were none. Mary made a motion to accept Debbie as President by acclamation. Randy Wilson gave a 2nd and all agreed. She will be sworn in when she returns.

Since last month, Sara Engelmohr has volunteered to be Secretary. Nominations were open on the floor but there were none. Randy Wilson made a motion to accept Sara as HOA Secretary by acclamation. Bill Boeck gave a 2nd and all approved. Sara Engelmohr was sworn in as the new HOA Secretary by Outgoing President Marsha Boeck.

INFORMATION FOR BANKS - *Outgoing signers* on the First National Bank checking and CD accounts are Marsha Boeck, President and Mary Copeland, Secretary.

New signers on the Navajo Homeowner's Association checking and CD accounts at the First National Bank are: Debbie Clements, President; Bill Irwin, Vice President; Treasurer, Patsy Salmon; and Sara Engelmohr, Secretary.

Mary Copeland, outgoing Secretary, will send copies of the minutes and a letter for the officers to use to change the signature cards at the bank.

PRESENTATION OF CHECK - The Bird family was presented with a check from the HOA in the amount of \$500 by Marsha and Patsy. The check was given to help with any expenses due to their recent house fire. Dave and Earleen both expressed how much they appreciated the thoughtfulness of their neighbors, the HOA and the Fire Dept. members.

SPRING CLEAN - Marsha said that this year we will have an “**Informal Spring Clean**”. This means that we all volunteer to clean our area *on our own time*. Those who signed up to clean certain streets are:

Bill Boeck – Navajo Road to 510 CR.
Randy Wilson – Buffalo South
Sheryl – From the Water Board Bldg up to Comanche
Tom & Doris – Bighorn
Belts & Czepiel's – Badger Road and Antelope Loop
Rogers – 510 to Arraphoe
Copeland – Elk Trail
Alcantara's – Bear Trail

Garbage bags were handed out. You are asked to put the trash collected in your own trash cans for pickup.

If you were not present you can pick up trash on your street or any where you see trash on the streets in Navajo area.

NAVAJO PICNIC – Saturday, July 19th at the LaVeta Park Pavilion. Save this date on your calendar.

MAIL BOXES IN NAVAJO - Dianne Alcantara asked about getting more post office boxes in our area. Bill Boeck said that the Post Master approved. The post office does not sell them. A committee of Randy Wilson and Bill Boeck will research where to purchase them and how many residents need a locked box. Jim Lard said that the Estates mail box area has room ready for two sets of 16 boxes each. Randy & Bill will do the research and take care of this. Marsha made a motion to purchase the boxes and a 2nd was given. The Mail Box purchase was approved by the group present as the individuals wishing a box will purchase it from the HOA. When an owner sells their home they should give the keys to their box to the new homeowner.

STOP SIGNS – 10 stop signs will be purchased from Newman Sign Company. Bill Boeck will order these. This purchase was approved at the March meeting.

WATER PROJECT – Randy Wilson, Navajo Water Board member, spoke on a new well that was drilled recently with money left over from the zero percent interest loan that was made to purchase the new water tanks. The new well is 100 feet deep and provides 50 gallons of water per minute. They are looking to improve existing wells with some of the leftover funding. If we don't use the funds we will lose the 0 percent interest loan.

Randy also said that with the funds they plan to install 12 flushing valves in designated cul-de-sacs. These could be used as fire hydrants. We have a Class 5 Insurance rating for our area and that is good.

ADJOURNMENT - Kathy Wilson made a motion to adjourn. Several 2nds were given. All agreed.

Next meeting will be the Navajo Ranch Picnic Saturday, July 19. More details later.

Sincerely,

Mary Copeland, Outgoing Secretary.