

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

[www.navajoranch-walsenburgco.org](http://www.navajoranch-walsenburgco.org)

President: Vacant

Treasurer: Patsy Salmon 738-1979

Vice President: Bill Irwin 738-4863

Secretary: Sara Engelmohr 816-392-1781

**Navajo Ranch Picnic & Business Meeting**

**July 19, 2014**

**La Veta Town Park**

The Navajo Ranch Homeowners and Community Associations meeting was preceded by a potluck picnic (HOA provided fried chicken, drinks, flatware and table service items).

Officers and board members present were: Patsy Salmon, Treasurer; Sara Engelmohr, Secretary; Bill Boeck and Randy Wilson, Board Members. The following members signed in: Harry Salmon, Craig & Elaine Woodard, Jim & Tommi Lard, Carol & Bill Belt, Mike & Carol Hawley, Laura & Mike Rosen, Sheryl Gergen, Gary Engelmohr, Jim & Georgia Pavlick, Rich Brewer, Randy & Kathy Wilson, Marsha Boeck, Ron & Debbie Novak, Clyde & Judy Burrows, Tom & Doris Fulkerson, Mary Copeland, Zef & Prudy Holquin, Glenda St. John, Barbara Beckner, Rod & Rose Garcia.

Sara Engelmohr, Secretary, called the business meeting to order at 5:45 p.m.

**Secretary's Report** – copies of the April 26, 2014 meeting minutes were distributed and also recapped verbally by Sara Engelmohr. *<Randy Wilson made a motion to accept the minutes as presented; Bill Belt seconded the motion. Motion passed.>*

**Treasurer's Report** – Patsy Salmon verbally recapped the report (**2<sup>nd</sup> quarter and year-to-date through the end of June 2014**). The overall total worth is \$35,757.40 (bank accounts & asset accounts). Year-to-date total income is \$3,639.17; year-to-date total expenses equal \$7,254.86. Expenses for the second quarter included bank charges, bookkeeping services, charity donation to the Bird family, mailboxes for the East, gravel for East & West, and stop signs for East & West. Patsy stated that any member wanting to receive a copy of the report should let her know. *<Bill Boeck made a motion to accept the report as presented; Gary Engelmohr seconded the motion. Motion passed.>*

**New Business** –

Christmas Party: The next scheduled HOA event is the Christmas party / dinner. Mary Copeland volunteered to chair the committee, with others volunteering to serve on the committee. Following some discussion, it was determined that previous Christmas dinners had been cost-prohibitive for some members. Mary and the committee will explore venues in the Walsenburg/La Veta area (\$25 deposit or so may be required) and the possible option of catering (if can maintain a low cost per person - \$15/person suggested). There was also discussion of whether to include, as has been done in previous years, voluntary donations of toys and/or cash for the Huerfano County “Toys for Tots” program – majority agreed to continue. *<Randy Wilson made a motion to allow the committee to secure a venue & catering within the monetary guidelines discussed; Carol Belt seconded. Motion passed.>*

**New Business (continued) -**

Navajo Ranch phone & business directories: Sara Engelmohr asked if there was interest in updated Navajo Ranch directories. Majority present stated they would like to have them. Sara will compile and create new directories utilizing information received on the 2015 membership drive forms.

**Old Business -**

President position remains open: Sara Engelmohr asked if there was anybody present interested in filling the President position or, if they know of anybody who might be interested, to please let an Officer or Board Member know. Marsha Boeck, recent outgoing President, gave a summary of the duties and time involved with the position. There were no nominations received from the floor, although a couple of members indicated they will think about it.

Area clean-up: Sara Engelmohr indicated that the clean-up areas this year were mostly designated by participating members' streets at the April meeting, although some volunteered responsibility for County Road 510 and sections of Commanche also. She suggested that members continue looking after their own streets and the other main roads, as it does make a difference. Sara commended Gary Engelmohr for picking up trash/mowing the West mail and Navajo Road kiosk areas. Certainly makes these areas look nice and it has seemed to discourage trash being left somewhat. Thanks from everyone, Gary!

Picnic: Sara Engelmohr thanked everyone for attending the picnic prior to the meeting. Was a good turnout. Special thanks to Mary Copeland for picking up the chicken, ice & drinks, as well as to Sheryl Gergen, Gary Engelmohr, Randy Wilson and Kathy Wilson for helping with the setup.

Mail Boxes (East): Mail boxes have been installed and, so far, one residence has purchased a box. There are mail boxes available in both East (contact Randy Wilson) and West (contact the Post Office).

Stop Signs: Bill Boeck has received the signs and installation will begin soon.

Navajo Western Water District: NWWD President Randy Wilson introduced the NWWD officers present (Gary Engelmohr, Treasurer; Doris Fulkerson, Secretary), and Sheryl Gergen, the NWWD Office Manager. He then provided updates on NWWD projects: final well is done and is expected to be online by the end of August – tested at 50gpm.; installation of the flushing valves has begun and is being completed internally by the NWWD technicians; no new projects at this time.

Randy also advised the group of additional NWWD news:

- water levels are up in all of the wells
- Camp Elim (on CR-510) has approached the Water Board to request a tap into the NWWD water system, at their own full expense. Their request is currently on hold, pending Camp Elim providing some specific information on usage, etc. to the Board. Any Navajo Ranch property owners who have concerns about the Camp Elim request are encouraged to contact Randy Wilson (719-696-4147). Concerns amongst those present at the meeting were the precedent-setting aspect if other non-Navajo Ranch residents along 510 were to make requests of this nature in the future, plus the additional water usage from the NWWD wells.

NWWD news continues from previous page:

- There have been informal discussions in the past about the possibility of expanding the NWWD building for purposes of Navajo Ranch HOA/community use. Randy has researched and, because the NWWD is a government entity, it cannot legally happen.
- Doris Fulkerson advised the group that NWWD will not provide water usage for commercial marijuana growing operations, based on the fact that they receive some federal monies for their operations.

Following Randy & Doris' updates, several in the group commented that they had noticed the taste of their residential water has improved recently.

Charity Jar: Patsy Salmon stated that the charity jar fund did not have enough money to cover the \$500 donation that was made to the Bird family at the April HOA meeting. She would like the membership to consider nixing the charity jar fund. Discussion was held. *<Bill Boeck made a motion that the charity jar fund be eliminated and the balance be deposited into the HOA general fund. Following a group discussion on the motion, Bill Boeck amended the motion to eliminating the charity jar fund and presenting the balance to the Huerfano County "Toys for Tots" program for 2014. Randy Wilson seconded. Motion passed.>*

Door Prizes: Names were drawn for the door prizes. Winners were: Debs Kelly (battery organizer), Eric Salmon (trunk organizer), Randy Wilson (jewelry set), Dorothy Prailey and Jim Lard (cooler bags). Congratulations to you all!

**Adjournment** - Everyone was thanked again for attending the picnic and meeting. *<Gary Engelmohr made a motion to adjourn. There were several seconds, and the meeting was adjourned at approximately 6:40 p.m.>*

Submitted by Sara Engelmohr, Secretary