

Navajo Ranch HOA Meeting
March 11, 2017
12:00 NOON - NWWD Building

Call to Order - The meeting was called to order at 12:00 NOON by William (Bill) Boeck , President

Other Board Members present were William Irwin - Vice President, Dave Rogers - Treasurer, Marsha Boeck - Acting Secretary, Richard Clements - Board Member, Debbie Clements - Board Member

Others Present: Patty Burgess, Frank Pierce, Pam Pierce, Cheryl Rogers, JC Copeland, Norine Copeland, Sara Englemohr, Judy Burrows, Clyde Burrows, Kathy Wilson, Tom Fulkerson, Marilyn Kelly, Eugene Debs Kelly, Randy Wilson, Vicie Reales, Thomas Baldrige, Lanny Alcantara, Dianne Alcantara, Jim Lard, Tommi Lard, Karla Chittim, Todd Evelin, Carol Belt

Secretary's Report & Minutes of the February 18, 2017 meeting: Marsha Boeck and Debbi Clements are working together to help families in our community that may have a loved one in the hospital or may have lost a loved one. During the past month, Gerald Weimer passed away and Debbi and Richard Clements have been helping the family. Flowers were sent on behalf of the HOA. Many thanks to Debbi and Richard for helping this Navajo family during their time of need.

We now have a supply of sympathy cards and get well cards. If you know of anyone who has lost a loved one or someone who is in the hospital, please let us know so that a card can be sent on behalf of the HOA. Please provide the name and address for us.

Minutes of the previous minutes were distributed and the highlights were reviewed by Marsha Boeck, acting secretary. A motion was made by Randy Wilson to approve the minutes, seconded by Cheryl Rogers. All were in favor, the minutes were approved.

Treasurer's Report: Dave Rogers distributed the Balance Sheet for 2017, showing the income and expenses to date for January, February & March and the account balances. He discussed the balance sheets and asked if there were any questions. There were no questions. William Irwin made a motion to approve the Treasurer's report, seconded by Jim Lard, all were in favor, the motion passed. Bill Boeck thanked Dave Rogers for his excellent report.

Architectural Committee Report: Background information - Bill Boeck is the chairman of this committee and he reported that the greenhouse structure on So. Buffalo Dr. has not been approved by the Architectural Committee. Bill Boeck, Richard Clements and Dave Rogers met with Attorney Garrett Sheldon to discuss and confirm the authority of the covenants and to discuss the violation of the covenants in Filing 5, So Buffalo Drive. Attorney Sheldon confirmed the validity of the covenants. Attorney Sheldon further explained that he has a lot of experience working successfully with HOA's in Huerfano County. Sheldon further stated that "I do not take a case unless I feel I can win it." And, he feels confident that he could win this case. Randy Wilson commented that attorney fees are recoverable.

At this point, the Architectural Committee has agreed to meet with the owner of the property on So Buffalo Dr. to explore possible solutions to the problem of the commercial size greenhouse which is under construction. The Architectural Committee has requested permission from the owner of the property to do an on-site inspection before the meeting. The owner of the property has indicated that she wants to meet with her attorney before consenting to the on-site inspection.

One of the members asked what the Architectural Committee was trying to accomplish. Randy Wilson explained that the greenhouse does not meet the requirements of the covenants in Filing 5. Tommi Lard asked about how the Architectural Committee was appointed. The committee was appointed by the previous HOA president.

There was a general discussion about the covenants and the process for changing the covenants. The short answer is that it is not easy to change the covenants. There are 5 sets of covenants, one for each filing. The covenants are about 45 years old. Covenants can only be changed on the filing's anniversary date, once every 10 years. The year 2020 is the earliest anything can be done. At that time, covenants can be changed for filings 2 & 5.

Other comments from members in attendance:

- The HOA is a means for building a better community and helping neighbors to get along.
- The HOA gives us more clout when needed to get services from the County such as maintenance of our roads, and the new street signs that have been put up.
- The legalization of marijuana has created new challenges for communities, especially personal use vs. commercial use and the potential for abuse of the marijuana laws.
- Marijuana odor problems are an issue that is just beginning to be addressed by local authorities.
- Odor problems need to be considered and dealt with.
- Cannabis is a very effective part of cancer treatment. One member related his own personal story in using cannabis to treat his cancer successfully. He is now cancer free.
- Illegal growing is a problem and should not be allowed.
- Odor problems could cause property values to go down.
- We need to trust the Board to use good diligence in dealing with these issues.

Other Business - Vandalism:

The two Navajo Ranch "Welcome" signs have been vandalized. Both signs have been spray painted and one sign has bullet holes from 22 caliber ammunition. The vandalism has been reported to the sheriff's office.

Everyone was in agreement that the signs should be replaced. Dave Rogers has already done some research on the replacement costs. His estimates range from \$239.87 - \$243.84. Frank Pierce also volunteered to get some estimates for the HOA.

Ladies Craft Group:

Tommi Lard invited all of the women to join the crafting group that meets at the Water District building on the 3rd Thursday of each month. Bring your own craft project and sack lunch. 9:00AM - 1:00-2:00PM

It is a good time and a good chance to connect with other women in the community. We thank the Water District for allowing the use of their building for this activity group.

Navajo Western Water District Report:

Randy Wilson reported that the Water Board meets the 2nd Monday of each month at 1:00 PM at the Water District building. Residents are welcome to attend the meeting.

- The Water District is purchasing a new pick-up truck.
- The District has new equipment to identify water leaks. This will help the staff to identify leaks faster and get the repairs done sooner.
- Residents are not allowed to shut off their own meter.

- The wells are in good shape, there has not been much impact from the drought conditions
- Most of our wells are 100' deep or less
- Water is tested continually as required by the state, test results are posted on the water district website as is all other water district information

Nomination of Board Members and Officers

Nominations for Board members and Officers were taken at this meeting. Voting/elections will be held at the next meeting. Randy Wilson reported that Sunshine Laws prohibit a husband and wife from serving on the same Board.

Nominations for Board Members “at large”

- John Copeland
- Deb Clements
- Todd Evelin
- Tom Fulkerson
- Pam Pierce

Nominations for President

- John Copeland
- Kathy Wilson
- Bill Boeck

Nominations for Vice President

- Richard Clements
- Frank Pierce

Nominations for Treasurer

- Dave Rogers

Nominations for Secretary

- Sara Englemohr
- Marsha Boeck

Adjournment

A motion was made by Judy Burrows to adjourn the meeting. Seconded by everyone, the meeting was adjourned at 2:00PM