

## Navajo Ranch Homeowners Association

P.O. Box 1128

Walsenburg, CO 81089

<http://navajoranch-walsenburgco.org>

### Navajo Ranch Membership Meeting, May 16, 2017 Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations membership business meeting was called to order at 7:15 p.m. by outgoing temporary President Bill Boeck. Officers and board members present were: (Officers) outgoing President Bill Boeck; outgoing Secretary Marsha Boeck; (Board Members) Debbie Clements and Richard Clements. In all, 12 members signed in.

**Secretary's Report** – Marsha distributed copies of the minutes from the April 8, 2017 membership meeting for review by those present. *<Randy Wilson made a motion to accept the minutes as presented; J.C. Copeland seconded the motion. None opposed – motion passed.>*

**Swearing in of Officers and Board Members** – Oaths of office were taken by the newly elected Officers: President John (J.C.) Copeland; Vice President Richard Clements; Secretary Sara Engelmohr; and newly elected/re-elected Board Members: Todd Evelin and Debbie Clements. (Treasurer Dave Rogers and Board Member Sam Morningstar were absent – they will take their oaths at the next membership meeting.)

**Treasurer's Report** – copies of the financial reports were distributed for review by Sara Engelmohr in Treasurer Dave Rogers' absence. The 2017 balance sheet through May 16 reflects total income of \$3,697.64 with expenses totaling \$3,508.51 *<Randy Wilson made a motion to accept the reports as presented; Eddie Ray seconded the motion. None opposed – motion passed.>*

**President J.C. Copeland** then took the floor to discuss multiple topics:

- Membership and the financial report – To date, we have 115 paid memberships out of approximately 665 lots within Navajo Ranch.
- According to a Dave Rogers' report, 197 property owners have addresses within the 81089 zip code. President Copeland suggested we send a contact letter to each of these non-member property owners to invite them to join the HOA. The contact letter will also include information via our HOA website ( <http://navajoranch-walsenburgco.org> ) including minutes and covenants and contact information. apply to each Filing.
- The board will consider increasing 2018 membership rate for those requesting paper copies of HOA correspondence to \$40, rather than the current \$30.

## **President J.C. continued –**

- Some changes/additions will be made to the website. Information will be distributed to members once website is updated. Looking for a new webmaster – Todd Evelin indicated that he knows somebody that would be up to the job; he will contact them and advise the Board.
- Covenant compliance by all property owners is a major focus of the new HOA Board. Letters will be sent to property owners citing covenant violations and our intent to enforce through legal channels if compliance is not forthcoming. If violation is not corrected NRHOA will file legal action in small claims court with service for under \$100. Upon a positive court ruling, if property owner remains out of compliance, a property lien can be initiated by the HOA.

In an effort to increase membership and ensure HOA and covenant awareness:

(a) the NRHOA will send a welcome letter and application to join NRHOA to new Navajo Ranch property owners from Huerfano county public records

(b) J.C. will research Navajo Ranch properties listed on [realtor.com](https://www.realtor.com) and email a notice of covenants and NRHOA website to the listing agents.

J.C. also discussed briefly the status of two covenant violation cases that are currently being addressed by the HOA.

## **Navajo Western Water District update** was provided by NWWD Board President Randy Wilson.

- The new company truck has been delivered. It is equipped with new meter monitoring equipment (the associated computer program is scheduled to be installed May 15). This enables “real time” water usage monitoring, which will assist in locating water leaks within the system and identifying excessive and/or unusual water usage patterns.
- The office building has received roof and siding damage, thanks to multiple weather events over the last couple of years. It will be repaired soon at a cost of approximately \$10,000.
- NWWD has signed a second long-term (15-year) lease for 5 acres of augmented water.
- In the interest of providing improved cellphone service in Navajo Ranch for NWWD and residents, Tom (the lead water technician) is soliciting interest with various wireless service carriers about the possibility of placing a small service tower at the NW corner of the office property. Leasing of this property for a tower would also be an additional source of income for NWWD.

J.C. asked Randy about the possibility of the HOA piggybacking with any general mailing to their customers – would split cost for both organizations. Randy said they do about 4 mass mailings a year at a total cost of roughly \$200 each. Randy further stated that he would pass this proposal to the NWWD Board members for discussion and consideration.

**Fire ratings for insurance purposes** – Randy said that Navajo Ranch is currently rated at a “5”. Some insurance companies are using a much higher risk rating (i.e., “10”) which significantly affects your premium. A letter from the Huerfano County Fire District stating that the correct rating is a “5” is sufficient for most insurance companies to reduce premium rates

**Community input** - J.C. advised those present that he needs input from residents/property owners about issues affecting them and the community.

- Steven Shepherd said he would like the quality and frequency of road grading discussed with the County.
- Eddie Ray stated covenant enforcement is important. He would also like to see walking trails in the green belt areas throughout Navajo Ranch. These areas were deeded to NWWD when Navajo Land Company dissolved their interest in Navajo Ranch; they are intended for public use and are under-utilized here. Have tried to get this going in the past, but need property owners to mark property lines so can delineate the space and avoid infringing on lots. Should be lot markers but most are very difficult to find now. Last known cost for surveyor was around \$325 per lot. Once established, involves mainly keeping areas mowed.

**Signage** – Previous discussions had concluded with decision to purchase banner type metal signs to replace the large damaged signs at both HOA information kiosks. J.C. reported that it would be less than \$300 total cost for two signs that state “Covenant Controlled Community”. *<Bill Boeck made a motion to purchase the two signs; Randy Wilson seconded the motion. None opposed – motion passed.>*

**Adjournment** – *<Melissa Ray made a motion to adjourn the meeting; Todd Evelin seconded the motion. None opposed – motion passed.>* This meeting was adjourned at approximately 8:25 p.m.

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

Vice President: Richard Clements  
Secretary: Sara Engelmohr

Submitted by Sara Engelmohr, Secretary