

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

<http://navajoranch-walsenburgco.org>

President: John (J.C.) Copeland

Vice President: Richard Clements

Treasurer: Dave Rogers

Secretary: Sara Engelmohr

**Navajo Ranch Membership Meeting**  
**December 14, 2017**  
**Navajo Western Water District Building**

The Navajo Ranch Homeowners and Community Associations membership business meeting was called to order at 7:00 p.m. by President J.C. Copeland.

Officers and board members present were: (Officers) President J.C. Copeland; Vice President Richard Clements; Secretary Sara Engelmohr; Treasurer Dave Rogers; (Board Members) Sam Morningstar, Pam Pierce, Richard Smith (Debbie Clements was absent). In addition, 15 members signed in (Clyde & Judy Burrows, Phyllis Smith, Paul Kronk, Vanna Morningstar, Randy Wilson, Tom & Doris Fulkerson, Barbara Difino, Bill & Marsha Boeck, Ernest & Berlinda Roush, Frank Pierce, Norine Copeland).

**Secretary's Report** – The October 12 membership meeting minutes had been previously distributed to members, with copies available at this meeting for review also. *<Clyde Burrows made a motion to approve the minutes as presented; Randy Wilson seconded; none opposed – motion passed.>*

**Treasurer's Report** - Copies of the balance sheet for period November 1-December 31, 2017 were distributed for review by Dave Rogers. Reflected income\* for this period of \$5,600.58 with expenses totaling \$2,287.71 = difference of \$3,312.87.

\*Income figure includes \$5,335.58 for CD cashed in at maturity. The CD redemption, with funds being deposited into the HOA checking account, was previously approved by the Board.

*< Bill Boeck made a motion to accept the Treasurer's Report as presented; Pam Pierce seconded; none opposed – motion passed.>*

There were additional budget issues on the agenda for discussion:

- (1) Liability insurance for Board Members – this insurance renewal was approved at the December 12 Board Meeting. Decision made to renew the policy with Travelers Insurance for 2018 – approximately \$2,500 premium due after first of the new year..>
- (2) Update and legal costs for pending covenant violation case (Chittum/Gresham):
  - (a) The final draft of the formal complaint was approved at the December 12 Board Meeting and has been forwarded to the Attorney for filing with the District Court.
  - (b) There is a remaining \$2,000 retainer balance due to the Attorney and was approved at the December 12 Board Meeting. In addition, the fees related to having the two property owners served with court papers, once it is formally filed by Mr. Oliver, may be as much as \$1,000. This expense was also approved at the December 12 Board Meeting.

**Navajo Western Water District update** was provided by NWWD Board President Randy Wilson. The District applied for a 50/50 grant to assist in purchasing a leak detector, at a cost of approximately \$3,500. The grant was approved and NWWD will receive \$1,760. 2017 has been a good year for the NWWD.

### **Committee reports:**

**Welcoming Committee for New Residents** – Candy Mulrain has agreed to chair this committee. She was unable to attend tonight's meeting but am pretty sure she will be needing help on this.

**NRHOA Website** – Webmaster Debs Kelly is not in attendance tonight. Website has a lot of information on it (i.e., meeting minutes, maps, etc.) We are investigating purchasing SSL certification to help secure information. Also considering adding additional information, such as member trades persons & crafts persons.

**HOA Social Activities** – Discussion was held at the last Board Meeting about possibly holding meetings/events at the La Veta and/or Walsenburg Community Centers. Small fees involved. J.C. asked what the location preference would be for members present – majority said La Veta. Suggestion has also been made to hold HOA fundraisers (i.e., craft bazaar, silent auction for items, 50/50 raffles at meetings), if membership would be interested in this. Several of those present said they would be interested. Richard Clements agreed to ask Debbie to obtain some information about fees and dates available at La Veta Community Center for a craft bazaar – J.C. suggested March or April test dates.

**Architectural Control Committee** – Bill Boeck provided activity summary. No approvals in last several months; 3-4 applications pending, awaiting additional information; was a Federal lawsuit challenging County ordinance forbidding placement of single wide trailers – decision rendered was that it was discriminatory and, therefore, the ordinance was rescinded.

**Elections** – All Officer positions (President, Vice President, Secretary, Treasurer) are up for election in 2018. Per the HOA bylaws, nominations will be accepted at the March meeting, with election voting in April. Please discuss with neighbors and encourage them to participate in HOA and consider volunteering for an Office position. <This is a change to information presented at the December 12 Board Meeting. Need to comply with the election process outline in the bylaws.>

### **Covenant Enforcement:**

- **Trash enforcement** – Received a report from a member regarding a trashy lot across from their home. The HOA has been able to resolve some of these issues with assistance from the Health Department – please advise J.C. if you are aware of trashy lots so he can address.
- **Commercial marijuana grows** – New building/land use inspector has been hired by the County – starts next week. Laws changing first of year – tightening number of plants allowed, etc.

**NRHOA Neighborhood Watch signs** – J.C. encourages HOA members to buy and post these signs on their property, visible from road is best. Will probably use to mark walking trail entrances also. Cost per sign to the HOA is around \$22 / are selling for \$25 each. Believe this will show that we are banded together as a community – Crime Watch area and active HOA.

**Membership** – New owner contacts have produced 4 new members, so far. J.C. asked Randy if it would be possible to get a list of renters from the NWW. Randy will talk with Office Manager about providing that information. Will assist membership drive, as well as help the Welcoming Committee with contact information.

**Any New Business?:**

Tom & Doris Fulkerson expressed concern about the lack of lighting at the CR-510 entrance off Highway 160. They have missed the entrance at night a few times at night. Doris has contacted the County Administrator, as well as CDOT. Trying to get state or County to install a flashing light or something. The person she spoke with at CDOT stated that the CR-510 signage on Highway 160 is outdated – should be able to improve with larger signage. He is still looking into it and there is no money in 2017 budget. She has also mentioned to CDOT that the turning lane onto CR-510 from eastbound 160 is inadequate. Frank Pierce and J.C. both said they had some solar lights that they could install illuminating the small Navajo Ranch sign at the entrance. Will try and see if it helps. Doris will continue discussions.

**2018 MEMBERSHIP MEETINGS** – 2<sup>nd</sup> Thursdays; February, April, June, August, October, December (unless new Board modifies)

**Adjournment** – *<Randy Wilson made a motion to adjourn the meeting; Berlinda Roush seconded the motion; none opposed – motion passed.>* The meeting was adjourned at 8:25 p.m.

Submitted by Sara Engelmohr, Secretary