

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

<http://navajoranch-walsenburgco.org>

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

Vice President: Richard Clements
Secretary: Sara Engelmohr

Navajo Ranch HOA&C Board Meeting
January 9, 2018
Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations Board 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 (Board Member Debbie Clements was absent). In addition, 3 members signed in.

Secretary's Report – Copies of minutes from the December 12, 2017 Board Meeting were available for review by those present. Following review by the Board Members present, one change in verbiage on the Treasurer's Report section was requested by President J.C. Copeland. The change did not affect the content of the report. *<Richard Clements made a motion to accept the Secretary's Report as amended; Pam Pierce seconded; none opposed – motion passed.>*

Treasurer's Report – The **quarterly balance sheet for period October 1-December 31, 2017** was distributed for review by Dave Rogers: total deposits reflecting \$6,109.18 (interest on bank accounts, redemption of a CD, membership money received, Navajo Watch Sign purchases) with expenses totaling \$4,362.51 (donation to Fox Theatre, reimbursements to J.C. Copeland and Dave Rogers for approved HOA expenses, and Attorney fees and process service fee associated with covenant enforcement lawsuit) = **difference +\$1,746.67**

Also presented for review, the **quarterly balance sheet for period January 1-March 31, 2018**. Thus far in January 2018: total deposits reflecting \$245 (2018 membership dues, mailbox sale in Estates, and Navajo Watch Sign purchase), with expenses totaling \$2,256 (annual premium payment for Travelers Insurance Policy) = **difference of -\$2,011** for first 8 days of January 2018.

<Sam Morningstar made a motion to accept both Treasurer's Reports as presented; Richard Clements seconded; none opposed – motion passed.>

The **end of year summary for 2017** was also available for informational purposes. Total assets = \$29,341.39; total deposits reflecting \$9,925.18 with expenses totaling \$9,105.94 = **year end difference +\$819.24**

Welcoming Committee Report – Candy Mulrain, Chairperson

Candy advised she has volunteers for the committee but, if you are interested in helping, please let her know. “Welcome Packets” will include a welcome letter and “new resident information” from the HOA website. Has meeting planned to further determine what additional information will be provided. Packets will be distributed to new residents (initially, “new” will include the previous 6 month period). Plan to deliver in person, where possible.

HOA Social Activities – J.C. indicated that, at the December membership meeting, there was much interest expressed from those present for an HOA social event. Majority preferred the La Veta Community Center location. His suggestion is for February 8th or 15th (5pm-8pm?) – maybe a dance and/or potluck dinner? Candy Mulrain agreed to coordinate this event with help from some volunteers. They will check availability and verify cost of La Veta Community Center.

Covenant enforcement – Moving forward; now have to wait for the legal process (i.e., professional service to property owners, District Court date, etc.). Board members have received email status updates.

Trash enforcement - Have had luck working with the County Health Department and Land Use Department. This time of year would be a good time to collect information on “trashy lots” – will work with these Departments for a sweep in the spring. To report trashy lots, contact a Board Member (via email or phone) – need the following information: lot owner’s name; lot #/address; description of trash. If you don’t know lot # or owner’s name, we can get that information if we know the exact location of the lot.

Commercial marijuana grows – Illegal grows are any plant numbers above State law provisions; in addition, must be in compliance with County ordinances (which are stricter than State law). The County has received a grant for a marijuana task force.

Navajo Ranch HOA Watch signs - \$25 each – still have some and can order more, if needed.

Membership dues – applications and newsletters being distributed to current members. New annual dues are \$45 for emailed minutes/correspondence and \$50 for mailed paper copies.

NEW BUSINESS –

Walking trails & benches – Melissa Ray presented some background and suggestions for utilizing the green spaces within Navajo Ranch. Many dog walkers use the roads – some have blind corners and are potentially dangerous. In the past, the loop around the equestrian center (which is designated green space) was utilized as a walking path and is approximately a 1-mile loop. Her suggestion would be to concentrate initially on the equestrian center loop, then maybe branch out into other green spaces. Benches every ½ mile or so along the trails would be nice, and perhaps at entrances to the trails also. In order to help defray the costs of trail maintenance and benches, could host 5K fundraisers with a \$40 participation fee. Could also have people pay for a bench in memoriam of a loved one, etc. She found a website with suggestions for best materials to use for trails (pea gravel, railroad ties) - www.dshs.texas.gov/wellness/resource/trail.pdf Richard Clements volunteered to mow the path, following the fence line.

Any other business? –

Sara said a motion had been passed at a meeting last year to re-instate the donation jar at meetings but haven't seen it. Suggestions were to earmark any donation money received for social activities and/or the trail project. Dave stated there is currently \$340 in donations fund. He agreed to take care of having a donation jar at the meetings.

Richard Smith reported that he researched and found out a license for a future bingo/raffle event is \$100.

NEXT BOARD MEETING – Tuesday, February 6 at 7:00 p.m. (NWWD building)

NEXT MEMBERSHIP MEETING – Normally would be 2nd Thursday (February 8) but J.C. suggested we could waive the membership meeting for the February social event. Will bring up at the January 11 membership meeting.

Adjournment – *<Richard Clements made a motion to adjourn the meeting; Pam Pierce seconded the motion. None opposed – motion passed.>* The meeting was adjourned at 8:10 p.m.

Submitted by Sara Engelmohr, Secretary