

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
December 12, 2017
Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations Board meeting was called to order at 7:03 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 September 18, 2017 Board Meeting were available for review by those present. These minutes had been reviewed and approved by Board members prior to this meeting via email. There was no Board Meeting held in October.

Treasurer's Report – Copies of the balance sheet for period November 1-December 31, 2017 were distributed for review by Dave Rogers. Reflected deposits* for this period of \$5,430.58 with expenses** totaling \$2,287.71 = difference of \$3,142.87.

*"Deposits" figure includes \$5,335.58 for CD cashed in at maturity. The CD redemption, with funds being deposited into the HOA checking account, was voted on by the Board via email on November 13, 2017. 5 of 8 Board Members approved (3 did not respond) – Dave provided documentation relative to the email vote to First National Bank in Trinidad via an official letter and the transaction was completed.

**Expenses included two items presented for approval at tonight's meeting:

(1) \$50.04 to J.C. Copeland for repairs to vandalized kiosk <*motion made by Richard Smith to approve this expense; seconded by Pam Pierce; none opposed – motion passed*>

(2) \$121.78 to Dave Rogers for printer ink & copy paper <*motion made by Richard Smith to approve this expense; seconded by Richard Clements; none opposed – motion passed*>.

< *Following approval of these two expense items, Sam Morningstar made a motion to accept the Treasurer's Report as presented; Richard Clements seconded; none opposed – motion passed.*>

Treasurer's Report (continued) –

There were additional budget issues on the agenda for discussion and action:

- (1) Liability insurance for Board Members – in previous discussions regarding this expense, Dave agreed to contact some companies to see if there were any less expensive options than the \$2,000+ premium quote previously paid to Travelers Insurance for 2017. He spoke with two companies in Denver – there are cafeteria-type policies available but, overall, Travelers has the best policy available. J.C. suggested that we renew now for 2018 with Travelers and shop around before 2019 renewal. *<Sam Morningstar made a motion that the HOA should maintain the Travelers Insurance policy for year 2018; Richard Clements seconded; none opposed – motion passed.>*
- (2) Update and legal costs for pending covenant violation case (Chittum/Gresham):
 - (a) J.C. has been working closely with the attorney, and presented the Board members with a proposed final draft of the formal complaint to be filed with the District Court by Attorney Jim Oliver. *<Following discussion and review of the document, Dave Rogers made a motion to approve the final draft of the formal complaint as presented; Richard Clements seconded; none opposed – motion passed.>*
 - (b) There is a \$2,000 retainer balance due to the Attorney. *<Pam Pierce made a motion to approve payment of remaining retainer balance; Richard Clements seconded; none opposed – motion passed.>*
 - (c) J.C. stated the expense could be as much as \$1,000 to have the two property owners served with court papers, once it is formally filed by Mr. Oliver (Ms. Gresham is located in Texas, unsure at this time if Ms. Chittum is in Colorado or Texas). *<Richard Clements made a motion to approve expense for “service fees”; Sam Morningstar seconded; none opposed – motion passed.>*

Committee reports – HOA Website Webmaster Debs Kelly advised the Board that the website was recently hacked or otherwise corrupted (not sure which). After much time spent, he was able to fix the issue. The HOA paid “Go Daddy” \$200+ for 3 years of website service a couple of years ago – for additional \$70 fee annually, can obtain SSL certification for the website. Board has previously mentioned possibly including a place on the website for community postings (i.e., social event notices, missing pets, items for sale, etc.) – SSL certification would be important if members are going to post information. Debs will verify when “Go Daddy” subscription expires and verify the additional SSL expense, if added to existing subscription.

Debs also stated that he had received a mailed solicitation for a Navajo Neighborhood site (not certain of the name). Not sure what all it is, but may be additional way for neighborhood announcements, etc. He will try to get more information and update the Board. Pam Pierce and Sara Engelmohr stated they are currently members of “Nextdoor Navajo”, which is probably what Debs received; seems to be an effective communication tool but not sure that it can be limited to only Navajo Ranch residents, if that matters.

HOA Social Activities - J.C. asked those present for ideas in this regard. Richard Smith suggested could use La Veta and/or Walsenburg Community Centers for gatherings for fees and refundable deposits – HOA could hold fundraising events (i.e., silent auctions, 50/50 raffles); believe there are residents that would be willing to provide items for these events (crafts, paintings, etc.). J.C. will bring up at the upcoming General Membership Meeting.

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 – please advise J.C. if you are aware of trashy lots so he can address.

Commercial marijuana grows – Huerfano County Sheriff’s Office is very busy and understaffed to respond to small grows. County Commissioners have plans for a dedicated task force in 2018, utilizing grant money and money the County receives from marijuana industry, comprised of 2 HCSO officers and 2 building department employees. In addition, Amendment 64 states no cistern water may be used for marijuana growth.

NRHOA Neighborhood Watch signs – J.C. encourages HOA members to buy and post these signs on their property, visible from road is best. Cost per sign to the HOA is around \$22 / are selling for \$25 each. Believe this will help with membership, marijuana, and lots of things. (Have sold several and there were signs purchased at this meeting!)

Membership acquisition – Have been sending letters to new property owners with membership form – 4 new members acquired so far. Membership agreed to a dues increase for 2018 – email recipients will pay \$45, paper recipients \$50. May result in loss of some members. One thing we may consider in the future is paying dues through our website, via PayPal, if SSL certification is acquired.

Any New Business?:

Sam Morningstar advised that he has been contacted by a resident who wants a light at the CR-510 entrance into Navajo Ranch off of Highway 160. It is very dark and hard to see until you are right there (or past). The parking lot light on Greg George’s property is not very bright. Apparently she is in contact with CDOT and they may be willing to put a larger sign showing CR-510 exit approaching.

NEXT BOARD MEETING – Tuesday, January 9 at 7:00 p.m. (NWWD building)

NEXT MEMBERSHIP MEETING – Thursday, January 11 at 7:00 p.m. (NWWD building)

ELECTIONS Election Process: Nominations in January; Voting in February

Adjournment – *<Richard Clements made a motion to adjourn the meeting; Sam Morningstar seconded the motion. None opposed – motion passed.>* The meeting was adjourned at 8:45 p.m.

Submitted by Sara Engelmohr, Secretary

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These minutes were presented to the Board for review and approval at the January 9, 2018 Board meeting. One change in verbiage on the Treasurer’s Report section was requested, not affecting the content of the report, by President J.C. Copeland. *<Richard Clements made a motion to accept the minutes as amended; Pam Pierce seconded the motion. None opposed – motion passed. Minutes approved.>*