

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

<http://navajoranch-walsenburgco.org>

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

Vice President: Richard Clements  
Secretary: Sara Engelmohr

**Navajo Ranch Membership Meeting**  
**October 12, 2017**  
**Navajo Western Water District Building**

The Navajo Ranch Homeowners and Community Associations membership business meeting was called to order at 6:58 p.m. by President J.C. Copeland. Present were: (Officers) J.C. Copeland, President; Richard Clements, Vice President; Sara Engelmohr, Secretary; Dave Rogers, Treasurer; (Board Members) Debbie Clements (Sam Morningstar was absent). In addition, 17 members signed in (Ron Wilkerson, Gary Engelmohr, Cheryl Rogers, Norine Copeland, Eugene and Marilyn Kelly, Randy Wilson, Clyde & Judy Burrows, Richard & Phyllis Smith, David & Beckie Roden, Frank & Pam Pierce, Bill & Marsha Boeck); in addition, 5 non-members were present.

**Secretary's Report** – Sara read aloud the minutes from the August 10, 2017 membership meeting for those present. Randy Wilson requested a correction to bullet point “s” under “NEW BUSINESS” regarding the ARC providing a waiver for an oversized building at 2012 Chickasaw without an application or request from the owner. Randy stated the ARC has no intention of taking action to approve or provide a waiver on this property. *<Randy Wilson made a motion to accept these minutes as corrected. Cheryl Rogers seconded the motion. None opposed – motion passed.>*

**Treasurer's Report** – Dave provided a review of the HOA balance sheet covering 10/1/17 thru 10/12/17 meeting date. Total assets (includes HOA lot assessed value, two CDs, two savings accounts, and one checking account) equal \$32,019.02. Interest income posted on two savings accounts 9/29/17 totaling \$1.80. There were no expenses to report. *<Clyde Burrows made a motion to accept the Treasurer's Report. Eugene Kelly seconded the motion. None opposed – motion passed.>*

Following the presentation of the balance sheet, J.C. stated that there is a potential expenditure coming for liability insurance premium to protect the HOA Officers and Board Members from personal liability in the event the HOA is sued via the court system. The annual premium for this insurance is over \$2,000. There was much discussion about the necessity for this coverage. The general feeling of the majority present was that it probably is prudent in this day and age. Dave will shop around for lower premium prior to this expense being incurred.

**J.C. then moved to “Old Business”, per the agenda -**

**Covenant Enforcement: Small Claims vs County Court – Update** – The case previously filed in Small Claims Court (South Buffalo Drive), on which the judge declared it should be heard in County Court based on the monetary amount involved (which the HOA disputes), cannot be filed in Small Claims Court again by the HOA. An individual must file. Guesstimate is a minimum of \$1,000 to proceed. Do we want to enforce covenants in court or let it slide? “Word on the street” is these property owners are moving. Do we proceed? J.C. has had discussion with an attorney regarding drafting a motion for County Court at a cost of approximately \$5,000. Again, there was much discussion on this issue, opinions varied on moving forward on this specific case or move to other violations. *<Bill Boeck made a motion to authorize “reasonable dollar amount” to file the motion with County Court on South Buffalo Drive covenant violation. Randy Wilson seconded the motion. None opposed – motion passed.>*

**Membership solicitation:** Continuing to contact new property owners with welcome letters and advise of HOA. J.C. stated we need help with this process. Most important thing is for the HOA to grow in membership numbers and finances. Discussion among those present evolved mostly around raising HOA annual dues and the possibility of changing status from “voluntary membership” to “mandatory”. Agreement was voiced but said that explanation of reasons for raising dues should be provided (enforcing covenants, increasing awareness of HOA presence, etc.). *<Richard Smith made a motion to increase 2018 membership dues to \$50 for mailed HOA correspondence and \$45 for emailed HOA correspondence. Judy Burrows seconded the motion. None opposed – motion passed.>*

### **New Business:**

**La Veta Village presentation by Jay Davis, President/CEO, Director** – this is non-profit organization with plans to offer Senior Assisted Living. Current hopeful schedule is for June or July 2018 opening. Total of 16 units in facility: 12 self pay (\$3,200/month), 4 Medicaid pay (\$2,200/month). Contact information: La Veta Village, Inc., P.O. Box 143, 109 East Francisco Street, La Veta, CO 81055, [www.lavetavillage.org](http://www.lavetavillage.org), phone 303-419-0694, email [assisted\\_living@lavetavillage.org](mailto:assisted_living@lavetavillage.org)

**New Board Member appointments:** with the recent resignation of a Board Member, J.C. opened the floor for volunteers. Richard Smith and Pam Pierce volunteered and J.C. declared them appointed.

**Navajo Ranch Watch membership signs:** At the September 18, 2017 Board Meeting, there was discussion about purchasing “HOA Neighborhood Watch” signs for HOA members to voluntarily purchase and display on their property to let all who travel through our community know that we look out for each other. Cost for 50 signs would be \$18/each. Would offer to members for \$25. Discussion was positive – majority were in favor of the idea for the message it sends and as a small fundraiser for the HOA. *<Randy Wilson made a motion to approve expense of 50 signs at \$18/each. Pam Pierce seconded the motion. None opposed – motion passed.>*

**Parks/common area/green belt identification and signage:** Also, at the September 18, 2017 Board Meeting, there was discussion about the park/common areas scattered throughout Navajo Ranch (used for parks, horse trails, walking trails, etc.) – these were designated by the developer Navajo Western Land Company and are on the official Navajo Ranch maps on file with the County (map is also on the Navajo Ranch HOA website). J.C. believes these areas would be utilized by more residents if they were identified with signage and if there were covered picnic tables available in the park areas. Some areas have already been formally identified and flagged by volunteers locating the property markers. Need volunteers to further identify and mark, as well as to mow the areas. Some concerns were expressed regarding trash in these areas, upkeep, liability issues, use by nonresidents, and property lines not being honored. Several positive comments were also made – such as, “will increase property values and attractability to our community”; “shows interest of residents to others”. Most attendees agreed that the areas should be identified and marked. J.C. is still pricing signs and picnic tables. Once that information is available, it will be presented to the membership for vote. Snow coming soon, so may need to be carried over into next year’s discussions.

**Nominations of 2018 officers:** Officer positions are coming up for vote in 2018 (officially President and Secretary). These are 2-year terms. Please consider running yourself or bring nominee names to the December meeting for presentation to the membership. J.C. stated the election for President will be in January, as he will not be continuing. NOTE: J.C. advised that the Treasurer position also needs to be filled, as Dave Rogers has informed him that he wishes to step down. Bring nominee names for this Officer position also to the December meeting, for election in January.

**Changing Covenants:** J.C. stated there has been, over the years, lots of discussion about making changes to the covenants. There are 5 filings, each with their own set of covenants. They can be changed but that requires a lot of time invested by a Committee, legal fees, notification to all property owners, and then must be voted on with majority agreement by those voting. Agrees they are antiquated but mostly believes they need to be enforced. Dave Rogers stated that the County hires a Company to handle the process of ordinance changes – we could look into that. May be expensive but would be done. No action was formally taken – J.C. encouraged people to email covenant change ideas to him.

**December meeting date:** The next HOA general membership meeting is scheduled for Thursday, December 14 at 7:00 p.m. at NWWD building.

**Adjournment** – *<Richard Clements made a motion to adjourn the meeting; Gary Engelmohr seconded the motion. None opposed – motion passed.>* The meeting was adjourned at 9:05 p.m.

Submitted by Sara Engelmohr, Secretary