

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

<http://navajoranch-walsenburgco.org>

President: Deborah Clements
Secretary/Treasurer: Sara Engelmohr

Vice President: Richard Clements

Board Members: Sam Morningstar, Pam Pierce, Richard Smith

Navajo Ranch HOA&C Membership Meeting
November 15, 2018
Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations Board Meeting was called to order at 6:02 p.m. by President Debbie Clements.

Officers and board members present were: (Officers) President Debbie Clements, Vice President Richard Clements; Secretary/Treasurer Sara Engelmohr; (Board Members) Sam Morningstar, Pam Pierce, and Richard Smith. In addition, 7 members signed in (Randy Wilson, Phyllis Smith, Candy Mulrain, Vanna Morningstar, J.C. Copeland, Don & Harleen Pino) and 5 non-members (Paul Branson, Brian & Gwen Conner, Arnold & Carla Marguez).

Secretary's Report –

- Minutes from the September 17, 2018 Membership Meeting had been previously distributed to all members for review, and copies were also available for review by those present. *<Pam Pierce made a motion to approve the minutes as presented; Sam Morningstar seconded; none opposed; motion passed.>* Sara thanked Candy Mulrain for taking notes and preparing these minutes, in her absence.
- 2019 Membership Drive Update – Sara has copies of the 2019 membership form and mitigation letter to be mailed to all Navajo Ranch property owners. Forms will be mailed to current members first, followed by all other property owners. Utilizing a report acquired from the Huerfano County Assessor's Office for all 5 Navajo Ranch Filings, Sara will be preparing address labels. When those are completed, there will be an envelope stuffing event – anyone interested in helping is welcome (notice will be posted).

Treasurer's Report –

- Sara provided copies of the Treasurer's Report, with **information as of November 14**. Total cash assets (checking and savings accounts) equal \$8,046.65; additional assets (CD and HOA lot valuation) total \$21,069.38; bringing total assets to \$29,116.03. Checking account activity since September 10 report: deposit on 10/25/18 for \$95 (HOA sign, one membership, and donation); expenses of \$490.69 paid to Sara Engelmohr on 11/6/18 (reimbursement for copies, postage, and supplies for 2019 membership drive - which was approved at the 11/5/18 Board Meeting). **2018 activity to date:** Deposits totaling \$4,723.01, expenses totaling \$4,158.59, which leaves a positive difference of \$564.42. *<Pam Pierce made a motion to approve the treasurer's report as presented; Randy Wilson seconded; none opposed; motion passed.>*
- Sara asked if there were any requests for reimbursement. There were none presented.

COMMITTEE REPORTS:

-Architectural Review Committee – Chairperson Randy Wilson advised those present that the Committee currently has three applications. There are, unfortunately, issues with all three lots involving misrepresentation by realtors and/or previous owners:

- #1 – Filing 1, Lot 91: The frontage boundaries were misrepresented by the realtor, which caused the intended driveway to be mismarked. Also, there was concern that the intended septic tank placement may not be within the boundaries of this lot. A survey was completed and necessary adjustments made on these two items. Manufactured home to be placed.
- #2 & #3 concurrent - Filing 2, Lots 49 & 50: Property was sold with the understanding from previous owner & realtor that water, electric and septic were in place. It was discovered that these improvements were actually incorrectly placed within the property lines of Lot 50. The property owner purchased Lot 50 also, and is working with the County to have the property lines altered so the existing improvements will be legally located on Lot 49. Double-wide manufactured home to be placed on lot 49 (goal is January or February), and a single-wide home to be placed on lot 50.

Candy Mulrain asked what is the timeframe for a build completion. Randy responded that the County Building Permit is for 1 year; if build not completed, applicant has to request an extension with the County.

-Social Committee – Debbie announced that the HOA Christmas Dinner/Party will be held on Saturday, December 8, at the La Veta Community Center on Ryus Street. HOA will provide turkey and ham, and attendees will provide potluck dishes to complete the meal. We have secured some door prizes, including a 32” HDTV and a couple of gift certificates. Sara advised that the Sheriff’s Office is, once again this year, collecting toys for donation to the Toys4Tots program. A request was made for a small Christmas tree to be used at the party – Candy Mulrain volunteered a tree.

-HOA Website – Navajo resident Eddie Ray has agreed to assume the webmaster responsibilities. Mr. Ray was unable to attend tonight’s meeting, but Debbie & Sara have been in contact with him on a few items already.

-Welcoming Committee – Chairperson Candy Mulrain stated that she is modifying the process slightly regarding the Welcome Packets going forward. Rather than her approaching new owners in-person, she will be mailing a welcome letter and include a note to contact her to make arrangements for delivery of the Welcome Packet. She hopes this will eliminate the possibility of unwanted in-person contact.

AGENDA ITEMS:

Major Open Burning on Chickasaw – Debbie advised that she has been in contact with the Sheriff and Sam has been in contact with the Fire Department regarding this issue. In addition, neighbors of the property have reported it to Dispatch on a couple of occasions. Deputy responded and spoke with the neighbors. There have been three separate burn piles observed. Heavy smoke and flying sparks visible also. Very scary situation. Debbie stated the fire is our immediate concern. She is waiting to hear back from the Sheriff. There is also a firewood business operating on this property – that would be our secondary concern, at this point.

Mitigation – Don Pino has agreed to be a point of contact within Navajo Ranch regarding mitigation issues. He has many concerns, particularly in light of the recent Spring Creek Fire. There is a need to reduce fuels (tree clusters, grasses and other dry vegetation) along Arapahoe Drive and Navajo Road. Would like to see work crews formed – flag trees and remove them. Also, clearing of slash piles from roadsides. Would encourage enrollment in the County’s Code Red Program, if you are not already – this system generates warnings of urgent situations by areas affected. Was very useful during the Spring Creek Fire for evacuation notices (pre-evac and mandatory evac). Debbie asked Don if he would agree to be Chairperson for a newly created HOA Mitigation Committee – he said he would. Thank you, Don!

Don then introduced Paul Branson, Huerfano County Wildfire Coordinator. Paul identified himself as a tree hugger with a chainsaw. Mr. Branson presented the group with a plethora of information regarding property mitigation prior to a wildfire, personal preparedness in the event of an emergency evacuation, and information regarding issues/actions the County is considering. He shared multiple pamphlets with those present, and left several with Debbie for distribution to anyone not present at tonight’s meeting. It was a very informative and thought provoking presentation. **<CONTACT DEBBIE IF YOU WOULD LIKE THIS INFORMATION>** A big thank you to Don and Paul!

Book Box – This has been approved by the Navajo Western Water District Board and Office Manager. A small bookcase will be placed as soon as possible in the office. The hope is that residents will enjoy donating and borrowing the books and movies.

NEW BUSINESS?:

Richard Smith has had additional conversation with the owner of the Walsenburg Bowling Alley regarding a Navajo Ranch group bowling event. Would be a Saturday from 2-5p.m.. Need 40-50 people @ approximately \$10 per person (cost per person would be determined by total interested in attending). There is an unnamed person willing to donate \$150 toward the event – this could reduce the cost per person, if enough interest. The event would include shoe rental, bowling balls, and 3 games! Attendees are welcome to provide snacks (we could set up a table). Drinks would have to be purchased from the bowling center snack bar. Would be fun to obtain prizes (categories to be determined). There was enough interested expressed to warrant a sign-up sheet being available at the Christmas Party. If enough people sign-up, Richard will pursue an available Saturday – likely in January or February.

Next Board Meeting – To Be Determined

Next Membership Meeting – To Be Determined (probably after first if the year)

Adjournment – <J.C. Copeland made a motion to adjourn; Richard Clements seconded; none opposed; motion passed, and meeting was adjourned at 7:40 p.m.>

Submitted by Sara Engelmohr, Secretary/Treasurer