

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

<http://navajoranch-walsenburgco.org>

President: Deborah Clements Vice President: Richard Clements
Secretary/Treasurer: Sara Engelmohr
Board Members: Sam Morningstar, Pam Pierce, Richard Smith

Navajo Ranch HOA&C Board Meeting

November 5, 2018

Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations Board Meeting was called to order at 6:00 p.m. by Vice President Richard Clements.

Officers and board members present were: (Officers) Vice President Richard Clements; Secretary/Treasurer Sara Engelmohr; (Board Members) Sam Morningstar and Pam Pierce. President Debbie Clements and Board Member Richard Smith were absent). In addition, 4 members signed in (Bill & Carol Belt, Candy Mulrain, and Randy Wilson).

Secretary's Report –

- Minutes from the September 10, 2018 Board Meeting had been previously emailed to the Board members for review, and copies were also available for review by those present. *<Pam Pierce made a motion to approve the minutes as presented; Richard Clements seconded; none opposed; motion passed.>*
- Membership Update – Received two new 2018 membership forms, bringing 2018 total memberships to 87. (One of these new memberships is for our new webmaster, and dues have been waived.) 2019 Membership Drive – Sara advised that 800 copies of the membership form for 2019 are ready to go (this will be sent to ALL property owners). In addition, there is a letter addressing mitigation that will be included in the mailing. Sara has also obtained the property owner list from the Huerfano County Assessor's Office for all five filings. Sara will compile mailing labels for all property owners and, when that is completed, will have 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 through November 2. Total cash assets (checking and savings accounts) equal \$8,537.34; additional assets (CD and HOA lot valuation) total \$21,069.38; bringing total assets to \$29,606.72. Checking account activity: deposit on 10/25/18 for \$95 (HOA sign, one membership, and donation); no expenses for 4Q have been paid, to date. **2018 activity to date:** Deposits totaling \$4,723.01, expenses totaling \$3,667.90, which leaves a positive difference of \$1,055.11. *<Pam Pierce made a motion to approve the treasurer's report as presented; Richard Clements seconded; none opposed; motion passed.>*

Treasurer's Report (continued) –

- Reimbursement requests - Sara presented receipts to the Board for personally incurred expenses totaling \$490.69 related to the 2019 membership drive – Huerfano County Assessor's property owner lists = \$41.75; 700 postage stamps = \$350.00; purchase of envelopes and mailing labels = \$30.08; copies of membership forms and mitigation letter = \$68.86. *<Pam Pierce made a motion to approve the reimbursement; Richard Clements seconded; none opposed; motion passed.>*

COMMITTEE REPORTS:

-Architectural Review Committee – Chairperson Randy Wilson provided information on two issues on which he has been contacted. Coincidentally, both involve the purchase of lots that were misrepresented by realtors and/or previous owners, and both will be placing manufactured homes from Clayton Homes in Pueblo.

- #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.
- #2 - Filing 2, Lot 49: 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 current property owner purchased Lot 50 also, and is working with the County to have the property lines altered so the improvements will be legally located on Lot 49.

In addition, Randy was contacted by a concerned citizen regarding a home on Ute Drive that they believe is uninhabitable. Sara commented that the County Health Department had previously been involved on a previous claim of this nature for that location, but she is not positive where the official outcome stands.

Sara advised Randy that she will provide him with a copy of the County Assessor's property owner reports for use by the ARC.

-Social Committee – 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. More details will be forthcoming, including a committee contact if you wish to participate in planning and/or at the event. 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.

-Welcoming Committee – Chairperson Candy Mulrain informed the Board that she has been updating information on lot ownership (utilizing County records updates). She had received a report from the Assessor's Office but it did not receive Filing 5 information. (Sara will provide her a copy of the Filing 5 report she acquired for the 2019 membership drive.) She has implemented a change in contacting new owners – rather than attempting to deliver information packets in person, she is sending welcome letters and including a request to notify her when they would like to receive a packet. This will eliminate the possibility of unwanted in person contact.

COMMITTEE REPORTS (continued):

-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.

AGENDA ITEMS:

Book Box – This has been approved by the Navajo Western Water District Board and Office Manager. We need a small bookcase, 3 shelves at most, if anyone has one to donate.

NEW BUSINESS?:

Those present were advised that Navajo resident Don Pino is interested in providing mitigation information to those interested. Question was asked if the Navajo burn pile could be re-opened to deal with tree debris, etc. Randy Wilson advised the questions has been asked and the County won’t support it.

Question was asked what regulations are in place for the Green Belt areas. Specifically in regard to ATVs. Responses were that no motorized vehicles are allowed – believe there are State regulations but not sure if there are any through the County.

Next Board Meeting – To Be Determined, as necessary

Next Membership Meeting – Thursday, November 15, at 6:00 pm (NWWD building)

Adjournment – <Pam Pierce made a motion to adjourn; Sara Engelmohr seconded; none opposed; motion passed, and meeting was adjourned at 7:14 p.m.>

Submitted by Sara Engelmohr, Secretary/Treasurer