

**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 Board Meeting**

**April 11, 2019**

**Navajo Western Water District Building**

The Navajo Ranch Homeowners and Community Associations Board Meeting was called to order at 6:32 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) Pam Pierce and Richard Smith (Board Member Sam Morningstar was absent). In addition, 1 member was in attendance (Randy Wilson).

**Secretary's Report – Sara Engelmohr**

- Minutes from the November 5, 2018 and February 6, 2019 Board Meetings had been previously emailed to the Board members for review, and copies were also available for review by those present. (Due to Sara's absence, the November 5, 2018 minutes were not available for review at the February 6 meeting.) Sara advised those present that she thanks Candy Mulrain for taking minutes at the February 6 meeting. Sara stated that she would like to remove one attachment reference on the February 6 minutes – under the "Mitigation Presentation" section indicating that a copy of the Blackhawk Ranch Community Wildfire Protection Plan would be attached to the minutes for reference. This is a 31-page document and would involve an additional postage expense for our 20+ members that receive paper copies of correspondence. It was agreed the attachment reference should be removed. *<Richard Smith made a motion to approve both sets of minutes as presented with the requested deletion to the February 6 minutes; Richard Clements seconded; none opposed; motion passed.>*
- 2019 Membership Update – to date, we have received 96 membership forms. Although we historically receive forms throughout several months, this is likely the bulk for this year.

**Treasurer's Report – Sara Engelmohr**

- Sara provided copies of the Treasurer's Report, with information through April 11. Total cash assets (checking and savings accounts) equal \$9,026.19; additional assets (CD and HOA lot valuation) total \$21,069.38; bringing current total assets to \$30,095.57. With 2018 checking account carryover monies of \$6,307.74, our checking account balance is \$6,140.41 today.

Checking account activity: deposits for period 1/1/19 through 4/11/19 total \$2,900 (membership dues of \$2,845 and one \$55 donation); expenses for period 1/1/19 through 4/11/19 total \$3,067.33 (Board bonding insurance \$2,484, reimbursements to Debbie & Sara totaling \$411.33, HOA 2018 tax preparation fee \$150, annual safe deposit box rental \$22). *<Richard Smith made a motion to approve the treasurer's report as presented; Pam Pierce seconded; none opposed; motion passed.>*

### **Treasurer's Report (continued) –**

- Reimbursement request - Sara presented a receipt to the Board for a personally incurred expense totaling \$217.62 for a 3-year HOA web-hosting plan through GoDaddy. *<Richard Clements made a motion to approve the reimbursement; Pam Pierce seconded; none opposed; motion passed.>*
- 2018 HOA taxes prepared by local Accounting firm and mailed 3/12/19.
- HOA lot 2018 property taxes of \$231.12 are due 4/30/19. (2017 property taxes were \$227.38)
- HOA's 12-month CD, currently valued at \$10,806.38, matures 4/16/19. Sara had previously forwarded First National Bank's current rate sheet to the Board Members for review prior to meeting. A discussion ensued and resulted in the following motion: *<Pam Pierce made a motion to split the matured CD monies into two CDs – one 6-month duration at APY of .40% and one 12-month duration at .70% APY; Richard Clements seconded; none opposed; motion passed.>*

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### **COMMITTEE REPORTS:**

**-Architectural Review Committee** – Chairperson Randy Wilson advised the Board that a property owner on CR-510 completed his culvert installation and is planning to build a residence next year. No other pending applications currently. Also, Randy shared that the County Building Department is now advising Navajo Ranch property owners that they must obtain ARC approval before applying for County building permits. Changes the ARC process a bit, but committee can do a preliminary approval and then a final approval after County permits are received.

**-Mitigation / Wildfire Management Committee** – Chairperson Don Pino was not in attendance. Debbie or Don will provide information regarding this project at the membership meeting on Monday.

**-Social Committee** – Debbie stated that the annual picnic will be held again this year. Sara suggested that we contact the City of La Veta regarding park reservations soon to firm up a date. Will bring up at the membership meeting on Monday and request a chairperson also. Richard Smith advised that he should have information Monday night regarding a possible re-schedule of the HOA bowling event.

**-Website** – Sara will contact Eddie to get a meeting setup with Debbie, Sara, and Randy to discuss changes/updates.

**-Welcoming Committee** – Chairperson Candy Mulrain was unable to attend this meeting.

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**Navajo Western Water District update** – Randy Wilson, NWWD President, provided a very positive report. Financially, they have over \$200k on hand. The new pick-up truck will be paid off by April 2020. Have had several new taps added to the system throughout Navajo – these equate to immediate income for the tap and ongoing availability/usage fees. Are in the process of upgrading their system with new controls for water level management in storage tanks. Are currently looking into costs for automatic back-up generators on tank sites, as well as the office and shop.

NWWD has 17-acre feet of augmentation water available to them. They retain 5-acre feet for their use, if needed, which leaves 12-acre feet they can lease out to others. Have multiple water leases in place. Renewals of current annual leases are anticipated but also have a new potential lessee in line if a lease is not renewed. These leases provide revenue for the District.

### **Navajo Western Water District update (continued) -**

One of the NWWD Board Members resigned due to another opportunity, so they are looking for a resident that would be interested in serving on the Board. Anyone interested should submit a "letter of intent" to the NWWD, 705 Navajo Road.

Amigo.net is moving closer to getting their broadband system up and running in Navajo. No date for turn-up at this time but shouldn't be much longer. They are looking for residents that would be interested in being beta testers. No charge for install or a monthly fee for a period of one month from the date of installation. After the beta testing period, may elect to purchase a subscription to their service or request removal of the equipment at their location. There will be sign-up sheets at the membership meeting for those interested.

The Water District received a request from a property owner regarding access for his potential driveway placement. His property has an arroyo that the property owner believes makes driveway placement troublesome and expensive. He wanted permission from the Water District to access his property via the adjacent green belt, which is NWWD property. Upon physical perusal of the property, it was determined that the property owner does not need access via the green belt and has driveway options on his property. The property owner also indicated that he is interested in putting up a frisbee golf course on that green belt. Randy will bring this up at the membership meeting Monday.

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### **New Business –**

- Debbie wants to clarify where we are on elections. Sara indicated that she will look back through previous minutes, but her recollection is that when the last elections were held, a motion was approved to have all Officers & Board Members placed in office at that time complete 2-year terms and re-instate the elections as outlined in the By-laws beginning at the end of those 2-year terms (i.e., President & Secretary positions in years ending with an even number and VP & Treasurer in years ending with an odd number).

- Debbie would like to contact Greg George and request permission to remove fence that is falling on the west side of entrance (Highway 160 & CR-510). Conversation expanded to include the falling fence on the east side of entrance plus trim up trees. Debbie will include in the offer disposing of fencing and free HOA labor.

- Randy passed on information regarding the tree removal on CR-510. There is a 10' foot easement for the utility companies' trucks. There are new power lines going up – hopefully upgrades to the system. Power lines in the Estates are underground, per an approved beautification project years ago; Resorts are overhead. Has been a few upset property owners because they were not given any advance notice of the tree removal project – noise, trucks on easement/lots, etc.

**Next Board Meeting – To Be Determined**

**Next Membership Meeting – Monday, April 15, at 7:00 pm (NWWD building)**

**Adjournment –** <Richard Smith made a motion to adjourn; Pam Pierce seconded; none opposed; motion passed, and meeting was adjourned at 7:48 p.m.>