

NAVAJO RANCH HOMEOWNERS & COMMUNITY ASSOCIATIONS

BOARD MEETING

FEBRUARY 6, 2019

ATTENDANCE: Debbie Clements, President
Richard Clements, Vice President
Board Members: Richard Smith, Sam Morningstar
General Members: Randy Wilson, Candy Mulrain, Phyllis Smith, Don & Harleen Pino

Secretary/Treasurer Sara Engelmohr was unable to attend due to the death of her mother.

CALL TO ORDER: The meeting was called to order by President Debbie Clements at 6:30pm.

MINUTES FROM PREVIOUS MEETING: The Minutes were not available due to the absence of Secretary/Treasurer Sara Engelmohr. The Minutes of this meeting were taken by Candy Mulrain.

MEMBERSHIP DRIVE: It was reported by Debbie Clements that, to date, we have approximately 80 paid members for the current year.

TREASURER'S REPORT: In Ms Engelmohr's absence, Ms. Clements provided a copy of the check register for 2019 showing an Ending Balance for 2018 of \$6,307.74; deposits of \$750.00 and \$890.00 for memberships; and one expenditure of \$2,484.00 to Travelers for Board Bond Insurance, leaving a current balance of \$5,463.74. (A copy of which is attached for reference.) A formal Report is to be given by Ms. Engelmohr at the next Membership Meeting and an approval will be requested at that time.

REIMBURSEMENT REQUESTS: Ms. Engelmohr sent in two requests for reimbursement: one for \$320.33 that she paid to Go Daddy to renew the Association's domain name for two years; and the second for \$55.00 for office supplies & stamps. Ms. Clements asked that the members present approve this reimbursement request and that after receipt of an email from Ms. Engelmohr with copies of the receipts, a check will be issued to Ms. Engelmohr. The Board members present approved the reimbursement.

Ms. Clements presented a receipt and requested a \$36.00 reimbursement for copies made of the "Blackhawk Ranch Community Wildfire Protection Plan" which was presented later in this meeting. The reimbursement was approved.

COMMITTEE REPORTS:

Architectural Review/Control Committee: Randy Wilson gave the following report:

1. Mr. Wilson presented a spreadsheet to the Board of the 2018 and 2019 building requests. (A copy of which is attached for reference.) He indicated the only formal request for a building

permit thus far in 2019 is for a Clayton single wide manufactured home to be placed on Lot 152 in Filing #4 (Choctaw Road) by the Tilley's. The Tilley's have not requested a water tap yet.

Mr. Wilson noted that he has received numerous phone inquiries regarding building in Navajo with 5 serious owners. However, none of those five have presented any formal plans to the Committee.

2. Mr. Wilson stated that he has met with the Huerfano County Code Enforcement Officer with to discuss some residents' concern of the activity at Lot 120, Filing #4. Apparently, the owners of the lot, Keith Browning & Robin Lais are in violation of numerous county codes and subdivision restrictions. They are reportedly living on the property in an RV with no water or sewer and no requests for approval for any building, sewer, or water tap permits. They are in violation of the County's current allowance of only 7 days of camping allowed on any property and many other violations.
3. Mr. Wilson reported that the Hammonds, owners of Lot 99, Filing #4 (Shawnee Place) have expressed their plans to build a home on their lot. But, no formal request for approval has been made.
4. Mr. Wilson has met with Eddie Ray to discuss making changes to the ARC/ACC information on the Association website. There is a need to revamp the forms and to include maps of the subdivision. They would like to include a good 8" x 10" map of the subdivision. As there is no legible map at this time, Ms. Mulrain volunteered to search for a good map.

WATER BOARD: Mr. Wilson stated that the Water District has a number of water leaks, the district is losing a lot of water, and the staff is having difficulty finding these leaks.

Mr. Wilson has received some calls from residents concerned about the possibility of floods this spring. Mr. Wilson stated that the State of Colorado does not think the Navajo subdivision is in any jeopardy at this time. Phase 5 seems to be the lowest point in the subdivision.

Mr. Wilson noted that the new broadband internet service is not up and going yet; however, the owner of the company has asked several water district members & staff if they are interested in being testers for the new system when it is available.

And, Mr. Wilson stated that the Water District is financially sound at this time. He stated that the District is looking into purchasing portable generators for the well sites and for the office & filtration system. These generators are needed in case of future extended outages as the subdivision has experienced in the past.

WELCOMING COMMITTEE: Ms. Mulrain reported that the Committee met recently and will be sending out revised Welcome Letters to all new lot owners & residents. However, the Welcome Packets will be provided to only new residents and only when the residents request them.

SOCIAL COMMITTEE: There is still a need for a Social Committee leader. Richard Smith indicated the bowling tournament that was being planned has been postponed until the bowling lanes are available to us.

Ms. Clements discussed having a fundraiser spaghetti dinner possibly on Saturday, March 16, 2019 at the LaVeta Community Center. The cost of the dinner would be \$10 per plate and by reservation only. She hopes that we can include a dance with recorded music as this is to be a fundraiser and the cost of live music is not feasible. There was some discussion about this matter; however, there was no decision made with regard to the date. As such, and as no one volunteered to head this event, it may not come to fruition and the matter was tabled.

MITIGATION PRESENTATION: Mr. Don Pino presented a Board with copies of the Blackhawk Ranch Community Wildfire Protection Plan. This Plan was prepared by the Forest Stewardship Concepts, Ltd. for the Blackhawk subdivision (a community near Aguillar off Rouse Road). This plan could be used as a blueprint of what Navajo can do. It is the hope of Mr. Pino and those present that Navajo Subdivision will soon become active in wildfire mitigation. Mr. Pino presented a page of information on the "Firewise USA Program." (A copy of which is attached for reference.) Mr. Pino expressed the need to have a meeting to introduce these concepts and plans with the Navajo subdivision owners. He would like to invite Paul Branson and leaders of the Huerfano County firefighting community to attend this meeting. Mr. Pino will coordinate the meeting date with those individuals.

Mr. Pino would like to meet with a World Journal reporter to get a write-up of what we hope to do in Navajo.

Mr. Pino briefly discussed the issue of egress from certain points in the subdivision in case of a fire. He will continue to research this matter.

Step 1 in this process is to assess the properties. There have been already been 14 homeowners to sign up to have free assessments done by Mr. Branson and Mr. Pino. These assessments will begin when the weather cooperates. Board member Sam Morningstar, a member of the Huerfano Volunteer County Fire Department, noted the importance and necessity to have access to each residence. Mr. Morningstar stated that each entry point to a residence should have a clear canopy (the area to be free of overgrown trees and debris.) Mr. Morningstar also stated that firewood should be kept at least 30' from the residence.

Mr. Pino will discuss the above in further detail at the next membership meeting.

NEW BUSINESS: There was no new business to discuss.

NEXT BOARD AND MEMBERSHIP MEETING DATES: These dates are to be determined at a later date pending information from Don Pino regarding the availability of Mr. Branson.

ADJOURNMENT: A Motion was made by Richard Smith to adjourn the meeting. The Motion was seconded by Sam Morningstar. All members were in agreement. The Motion passed. The meeting was adjourned at 7:30pm.