

NAVAJO RANCH HOMEOWNERS AND COMMUNITY ASSOCIATIONS
P.O. BOX 1128
WALSENBURG, COLORADO 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 Membership Meeting Minutes
Monday, September 17, 2018
At the Navajo Western Water District Building

The Navajo Ranch Homeowners and Community Associations membership business meeting was call to order at 6:56pm by President Deborah Clements.

Officers and Board members present: President Deborah Clements; Vice-President Richard Clements; (Secretary/Treasurer Sara Engelmohr was unable to attend). Board Members: Pam Pierce and Richard Smith. (Board Member Sam Morningstar was unable to attend). Member Candice Mulrain was in attendance to take the Minutes for this meeting. There were 13 additional Members present: Randy Wilson, Marlene Sassaman, Phyllis Smith, Bill & Carol Belt, Jim & Georgia Pavlick, Leonard Suarez, Frank Martin, Paul Kronk, J.C. Copeland, Marsha Boeck and Rebecca Plemon. Huerfano County Code Enforcement Officer Frank Martin also attended.

Secretary/Treasurer's Report: President Deborah Clements gave these reports in the absence of Sara Engelmohr. Copies of the June 25, 2018 minutes were distributed to those in attendance. A Motion was made by Bill Belt to accept the Minutes as recorded. The Motion was seconded by Randy Wilson.

The Treasurer's Report was discussed with the attendees by Deborah Clements. The only credit since the May 15, 2018 meeting was the addition of \$50 for the sale of HOA Neighborhood Watch signs. Debits were \$90 for post office box rental; \$85.41 reimbursement to Bill Boeck; and \$60.00 reimbursement to Sara Engelmohr. It was noted that as of this date the HOA has received no additional bill from the attorney in the HOA lawsuit vs. Chittams. To date, the Assets are \$8,340.54 in cash plus a CD of \$10,806.38 and Lot 13 of Filing 1 valued at \$10,263.00 for Total Assets of \$29,409.92. To date, the Total Deposits are \$4,628.01 and Total Expenses of \$3,667.90 leaving a Difference YTD of \$960.11. A Motion was made by Randy Wilson to accept the Treasurer's Report. The Motion was seconded by Marlene Sassaman.

Presentation: Frank Martin, Huerfano County Code Enforcement Officer, was introduced by President Deborah Clements. His presentation addressed the two letters recently sent to two Navajo residents from the anonymous "Vigilant Committee." Ms. Clements noted to all those present that these letters did not come from the HOA. Officer Martin stated that his office was actively seeking the member(s) of this Vigilant Committee to put a stop to the letters. He informed those present that such threatening letters were an "interruption of officers' duties"

and as these letters were sent through the U.S. Mail service, they are felonious. Ms. Clements read both letters to the attendees.

As one of the letters stated that a drone had been used to capture activity on one or both of the Navajo residents, Office Martin was questioned as to the state laws in effect regarding drones. Officer Martin stated that by law a drone may be operated at over 350 feet over property owned by others. Officer Martin stated his office has not received the drone footage as referenced in the first letter sent by the Vigilant Committee. Office Martin distributed his business cards to those in attendance and encouraged the attendees to notify him of any other activity / correspondence by or from the Vigilant Committee.

As there is concern noted by attendees of the building activity in Navajo, Mr. Wilson noted that all building, fencing, and/or greenhouse additions are to be presented to Huerfano County and the HOA Architectural Control Committee.

J.C. Copeland noted that the HOA actually has “no teeth” in any construction projects within Navajo subdivision. The owners of property are to submit their building and improvement projects to the County first and then to the HOA/ACC. If the project is not within the County codes, the County is to enforce the violations. And, that neither the HOA nor its members have any authority to go onto any property for any reason.

Richard Smith reported that one recipient of a letter from the Vigilant Committee was visited by the County Sheriff’s Office and all accusations by said Committee were unfounded.

Additional Comments: Attendee Leonard Suarez noted his concern about dogs in the Navajo subdivision that are not leashed and/or roaming free. Ms. Clements addressed his comments by stating there are many dogs that are dropped off in the subdivision; the HOA has an ordinance requiring dogs be on a leash; and the Sheriff’s Office also has a leash law but individuals must file a compliant and follow-up with the Sheriff’s Office regarding their complaint.

Attendee Georgia Pavlik asked for further explanation of the letters from the Vigilant Committee. She asked if there was any kind of recognizable information on the letters such as name and address. Ms. Clements noted that there are no identifiers on said letters. They were sent anonymously.

Attendee Paul Kronk noted his concern about a marijuana grow next to his residence from last year. He had reported this grow several times to the Sherriff’s office. He noted it was illegal and commercial. A brief discussion took place among attendees and Officer Martin regarding the terms “illegal” and “commercial.” Mr. Kronk was advised to contact the Sheriff’s Office regarding either/both issues.

Board Member Pam Pierce asked Officer Martin if his enforcement division was in charge of notifying residents to enforce codes regarding debris left on the properties in Navajo. Ms. Belt voiced her concern for lots that have piles of brush in and around the boundaries of the lots. Officer Martin referred her and all attendees to contact Melanie Bond of the Road & Bridge Division. Ms. Clements noted that a membership drive letter from HOA will soon be sent out to all members and included in that letter will be mitigation information and HOA regulations regarding debris. Randy Wilson noted that the debris dump area provided to residents by the Navajo Water District would soon be closed. Other means of discarding debris were discussed by attendees. Candice Mulrain

noted that she has information from the NFS/BLM regarding mitigation and that she would like to include said information in the letter to the members. She also noted that she has fire mitigation information she received from a Cuchara mitigation committee that would be useful in forming a committee within Navajo. One of the resources that Cuchara uses that may be of interest to Navajo HOA is the rental of a mulcher. Ms. Clements noted she would like to see this information.

The Board and attendees thanked Officer Martin and he departed from the meeting.

Architectural Control Committee: Chairman of the Architectural Control Committee Randy Wilson reported that the Committee had been only one submission. Jim & Georgia Pavlik have submitted plans to enlarge their current residence. It was approved and work has begun.

Water District: Randy Wilson, President of the Navajo Western Water District, reported that there have been a number of water tap requests. He also noted that the Broadband Internet provider has almost completed his project and a letter to residents is forthcoming from that company to relay sign-up information and costs. It has been stated by the company that if residents can not receive the connection, the company may contact homeowners in an effort to place repeaters on their property in order to facilitate connections for those in low-lying areas.

HOA Lawsuit: It was announced that the lawsuit between Navajo HOA and the Chittams has been settled with prejudice. And, as such the parties are to pay their own attorney fees and no other action may be taken against either party in the future. It was noted that the covenants of Phase 5 of Navajo subdivision that were previously not recorded or not recorded properly have now been recorded and are enforceable effective February, 2018. Only residents of Phase 5 can sue residents of Phase 5 and only residents of Filings 1-4 can sue residents of Filings 1-4. As membership in Navajo HOA is a voluntary, the Navajo HOA can not and will not sue residents.

Committee Updates:

Welcoming Committee: Chairperson Candice Mulrain reported no activity.

Social Committee: Ms. Clements announced that she and Sara Engelmohr are working on a Fall event and members will be notified of the pending activity.

Website: Ms. Clements reported that Eddie Ray is the new webmaster and is working with Ms. Clements to get the information updated.

Old Business: Ms. Clements announced that the HOA Neighborhood Watch signs are still available. These signs are not related to any other neighborhood watch group and the only significance is that Navajo residents are watching out for each other.

New Business:

Lending Library: The Navajo HOA would like to form a lending library for movies and books (no magazines). Discussions are underway with the Navajo Western Water District to discuss the possibility of setting up a small area there for this lending library. Randy Wilson is to discuss this matter with the NWWD manager.

Other: During this time, Carol Belt expressed her concern regarding fireworks and the shooting of firearms in an area adjacent to her property. It was discovered that the area in question, is not a part of the Navajo subdivision. And, that no matter where the fireworks and firearm discharges occur, any such matter should be reported to the Sheriff's Office as the Navajo HOA has no authority over any criminal matters.

Ms. Clements announced that the next HOA Board Meeting will be October 15, 2018 at 6:00pm in the Navajo Water District building. The next Membership Meeting date and time has yet to be determined but Members will be provided such information as soon as possible.

JC Copeland asked for the floor. Mr. Copeland made a plea to those in attendance to please consider voting for the new courthouse that is being considered by Huerfano County. He noted: that there is a need for the new facility and parking; Huerfano County courthouse is the 2nd worst facility in the State of Colorado; 40% of the funds for the building would come from tourists through a 1% sales tax increase, 30% of the funds would come from grants, and 30% from residents through a recommended 1% sales tax increase; that the City of Walsenburg is giving the land to the County for the new facility; and that if the plan was not passed, the next District Judge could order the new facility to be built and the cost could be passed onto resident by some other financial means.

Adjournment: A Motion was made by Marlene Sassaman to adjourn the meeting. The Motion was seconded by Randy Wilson. The meeting was adjourned at 7:04pm.

These Minutes submitted by Candice Mulrain, in the absence of Sara Engelmohr.