

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: Pam Pierce, Richard Smith, Sam Morningstar

Navajo Ranch HOA&C Board Meeting

October 19, 2020

Navajo Western Water District Building

The following meeting announcement was distributed and posted a week prior to this meeting: “Due to the COVID pandemic, and restrictions on indoor event gatherings as mandated by the State of Colorado and the Las Animas Huerfano Counties District Health Department orders, we have been unable to conduct any in-person Board or membership meetings during 2020. The Board has identified some issues that require a face-to-face Board meeting for effective conversations to be held for resolution of these issues. Based on social distancing guidelines and space availability, there will be a limit of 4 “observers” allowed at this meeting (first come, first allowed).”

This number was arrived at based on 6 Officers & Board Members, 2 Committee Chairperson updates (Randy Wilson & Don Pino), 1 external speaker from the Huerfano County Fire Protection District (Lieutenant Bob Martin), and the remaining small meeting space available. Masks were required and chairs were placed 6’ apart or more.

The Navajo Ranch Homeowners and Community Associations Board Meeting was called to order at 6:00 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 & Sam Morningstar. In addition, 4 members signed in (Randy Wilson, Don & Harleen Pino, and Marlene Sassaman); 2 non-member residents (Bill & Carol Belt), and Lieutenant Bob Martin, our guest speaker from the Huerfano County Fire Protection District.

First order of business was Debbie advising those present that Board Member Richard Smith had resigned, leaving a vacancy on the Board. Debbie appointed Don Pino to replace Richard, effective immediately. Don took a verbal oath to be a good Board Member (supporting Covenants, etc.).

Secretary/Treasurer’s Report –

- Minutes from the September 12, 2019 Board Meeting were read aloud by Sara Engelmohr; in addition, copies were provided to all Officers & Board Members. *<Richard Clements made a motion to approve the minutes as read; Sam Morningstar seconded; none opposed; motion passed.>*
- Sara provided copies of the Treasurer’s Report, with **information as of October 18, 2020**. Total cash assets (checking and savings accounts) equal \$7,224.97; additional assets (CDs and HOA lot valuation) total \$21,001; **bringing total assets to \$28,225.97**.

Treasurer's Report (continued):

Checking Account activity for 2020 (January through 10/18/20):

- **deposits total \$3,015** (\$2880 in membership dues, \$60 in donations, \$75 HOA sign sales)
- **expenses total \$4,433.16** (\$2,484 Bonding insurance, \$150 HOA 2019 tax preparation, \$22 annual safe deposit box rental, \$200 NFPA ASIP training, \$208 Firewise assessment, \$350 membership fee for Spanish Peaks Alliance for Wildfire Protection, \$122.93 for 2020 membership drive printing & supplies, \$233.34 property tax for 2019, \$92 annual post office box rental, reimbursements totaling \$570.89: Debbie Clements \$319.14 for 2019 Christmas party expenses, Sara Engelmoir \$50.51 for 2020 membership drive expenses, and Robert Smith \$201.24 for website GoDaddy 3-yr renewal)

<Sam Morningstar made a motion to approve the Treasurer's Report as presented; Richard Clements seconded; none opposed; motion passed.>

- Sara stated that we have one 12-month CD that matured yesterday (October 18). Even though it matured yesterday, we still have a few days if we don't want it to just rollover at the current rate (.70%). The Officers and Board Members had previously been provided with an October rate sheet from First National Bank in Trinidad via email for review and consideration of action to be taken. A brief discussion was held. New maturity date, if allowed to rollover, will be 10/18/21.

<Debbie Clements made a motion to allow this CD to rollover for 12-months at .70%. Sam Morningstar seconded; none opposed; motion passed.>

- Sara presented a reimbursement request for \$40.90 = State Periodic Reports that are required for both the NRHOA and the NR Community Association at \$10 each, and \$20.90 for copies that were made of the County Property Record Report we use for annual membership drive, for President's use, and for use by the ARC. *<Richard Clements made a motion to approve the reimbursement request; Sam Morningstar seconded; none opposed; motion passed.>*
- Sara advised that she will begin preparing for the 2021 membership drive. She will bring up at the membership meeting, but would really appreciate help with the envelope stuffing piece of it.

COMMITTEE REPORTS:

-Architectural Review Committee – Chairperson Randy Wilson has a copy of Huerfano County building codes (retrieved from their website). He also verified that Navajo Ranch properties are zoned as "Rural Residential".

- A property owner on Antelope Loop (Filing 5) has stated to others that he intends to bring his horses onto his property. This is a violation of the Covenants, which only allow for horses in Filing 1, and "household pets" in all other Filings. County Rural Residential regulations state horses and barns are "a right". *<Discussion held – will see if it actually happens and proceed with the Covenant conflict from there.>*

-Architectural Review Committee (continued);

- The HOA has received a request from a property owner (Filing 5) to place a metal shipping container on their property for storage of their tractor and household goods as they begin their building process. There was nothing in their request that specified whether or not they intend to keep the container upon completion of their build.

Section V. GENERAL RESTRICTIONS, Paragraph (e) of the Filing 5 Covenants, states:
“One small trailer or any one construction shed shall be allowed during the period of construction of a dwelling on any Lot, but not to exceed the time of the building permit issued by the Huerfano County Building Inspector.”

Storage containers are currently prohibited by County regulations without issuance of a CUP (Conditional Use Permit). The County has advised the property owners that in order for the Commissioners to consider a CUP, they need a letter from the HOA stating that we approve placement of this shipping container.

<Debbie Clements made a motion to provide the Commissioners with a letter approving placement of the shipping container during the building process, not to exceed the building permit expiration date (per the Covenants); Richard Clements seconded; none opposed; motion passed.> Sara will prepare the letter for Debbie and Randy’s perusal prior to forwarding to the Commissioners.

- Randy stated that the new County regulations allow storage sheds up to 300 square feet without a building permit (used to be 200 square feet).

-Mitigation / Wildfire Management – Chairperson Don Pino is coordinating a shaded fuel break project along Navajo Road. This will lessen wildfire risks to the main traffic corridor of Navajo Ranch Resorts. The Colorado State Forest Service has provided some funding for this project and the Spanish Peaks Alliance for Wildfire Protection is administering it; however, the grant provides a one-to-one match in funds for volunteer hours at \$28.02 per hour. We can match the one-to-one matching funds with approximately 60 volunteer hours.

Don is soliciting for interested volunteers. The scheduled days are Monday, November 9, and Thursday, November 12. Volunteers will meet at the Navajo Western Water District parking lot at 9:00 a.m. on these days, weather permitting. ****If you have a chainsaw, bring it; if you do not have a chainsaw, you can help by removing slash by hand and stacking it for the mulcher.**** **There are some mandatory requirements for those wanting to use a chainsaw. Please contact Don** Pino at 719-695-4143 or via email at oldmanpino@gmail.com

Harleen Pino stated that they would like to provide the volunteers with lunch on the two work days. She and Don will provide drinks and chips, etc. but would like to request that the HOA help by providing sandwiches from Subway or Charlie’s Market. Sam Morningstar stated he will talk with the First Choice Market about providing us with a reduced price or possible donation for sandwiches.
<Sara Engelmohr made a motion for the HOA to provide up to \$250 for volunteer sandwiches on the two work days; Richard Clements seconded; none opposed; motion passed.>

-Social Committee – There are currently no social events or activities in the works. Hopefully 2021 will be more fun. 😞

-HOA Website – We are in need of a webmaster once again. If you know of anybody that would be interested in this position, please let us know or have them contact an Officer/Board Member.

-Welcoming Committee – Chairperson Candy Mulrain was not present.

AGENDA ITEMS:

Navajo Western Water District update – Randy Wilson, NWWD President. Currently over \$200k in cash assets – that’s a lot of money but would be gone quickly with a major system issue, and this water system is approximately 45 years old. Fingers crossed.

For quite some time, the Water District system has experienced substantial water leakage per month (difference of what is pumped out of the tanks versus what runs through the meters for billing); i.e., leaks in the system before reaching customer meters. While we have made a lot of progress identifying and repairing leaks in the Estates, and continue to have water losses there, we still have significant loss in the Resorts. We were looking at a pretty sophisticated leak locator but the price is \$25,000; because it works by “listening” to the pipes through the ground via headset, which requires almost complete silence, it is not really feasible here due to the fairly constant wind and gravel roads. Our Technician and Assistant are walking the lines in sections for any indication of leaks – have found a few but will continue looking.

The system now has fully automated monitoring. Current focus is on installation of automatic back-up generators on tank/pump sites, as well as the office and shop. We have installed one, so far. A grant request is being prepared for submission also.

NWWD has installed several flush valves where the system ends (i.e., mostly cul-de-sacs). Used to flush our system but are also operational as small fire hydrants. We also have a plan to strategically place more regular fire hydrants throughout the subdivision.

Huerfano County Fire Protection District - Lieutenant Bob Martin presented the HOA Board with a proposal to resume negotiations to build a new fire station in Navajo Ranch. This would provide better servicing for Navajo and surrounding communities also. Previous discussions yielded an offer for the use of the HOA lot at the corner of CR-510 and Navajo Road. Because the Bond issue was approved last November, the HCFPD is in a better financial position to pursue this joint effort with the HOA.

The current fire station, located on Buffalo Drive North, is not large enough. It cannot house all of the equipment that we really need to be efficient in responding quickly (engine, water tender, 2 brush trucks, and a command vehicle). To meet our needs, we are probably talking about a 3500-4000 total square feet facility (to include 4 bay station, conference room, small office, bathrooms, and a kitchen). In previous discussions with the NRHOA, the idea was to have this building also function as a “community center”. We would love to pursue this and believe the \$500,000+ cost could be funded largely by fire department grants. Sara advised that we currently have just over \$12,000 earmarked as building funds.

We unanimously agreed with the prospect and will present to the membership – do not believe there will be any issues since we have discussed this many times in the past! Moving forward, will form a committee that will work with HCFPD representatives/committee.

Officer/Board Elections – Debbie advised all current Officer positions have exceeded their stated terms. With no real ability to conduct face-to-face meetings, we are currently working on a way to solicit nominations and then complete the elections. Looks like mail-in voting will be the best bet but need to work out all of the details and have to allow proper timeframes for the entire process. Marlene Sassaman offered help in developing a plan for elections. More to come, hopefully very soon.

President Debbie Clements announced that she and Vice President Richard Clements are resigning their positions, and tonight is their last official meeting. Sara stated that we really need to update the bank signature authorizations since Richard Smith resigned as a Board Member – was Richard Smith, Debbie & Sara. Don Pino agreed to be added as Richard Smith's replacement; Debbie stated she will continue to field correspondence/questions sent to her, and will stay on bank authorization until the new officers are elected and placed. Sara will contact the bank to see if we all have to go in again or if we can just remove Richard and add Don. Don was then sworn in as our newest Board Member.

Sara will continue with Secretary/Treasurer duties until election process completed. She is willing to continue with the Treasurer duties (if nobody wants to do both Secretary/Treasurer) but is ready to step down from Secretary duties.

NEW BUSINESS:

Debbie read aloud a request she received from a homeowner to have their property removed from Navajo Ranch and HOA jurisdiction. After discussion, it was determined that the Covenants were attached to the property/land by the Navajo Western Land Corporation (developer), and we have no vehicle by which to remove that attachment.

Marlene Sassaman stated she has a lot of felled dead trees to get rid of – any place that will take it here? Don advised there is a place just past the County Transfer Station that will take it. They normally request donations but if you tell them you live in Navajo Ranch, which is an official Firewise Community, they may take it for free.

Next Membership Meeting – the Board will work on getting a meeting, in some fashion, set up as soon as possible.

Adjournment – *<Sam Morningstar made a motion to adjourn; Sara Engelmohr seconded; none opposed; motion passed, and meeting was adjourned at 8:26 p.m.>*