

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, Don Pino

Navajo Ranch HOA&C Membership Meeting
June 2, 2021
La Veta Community Center

The Navajo Ranch Homeowners and Community Associations Membership Meeting was called to order at 6:36 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, & Don Pino (Board Member Sam Morningstar was unable to attend). In addition, 5 members signed in (Randy & Kathy Wilson, Clyde & Judy Burrows, and Todd Evelin), and 1 non-member (Josh Corbin).

Member Todd Evelin had approached President Debbie Clements, requesting to address those in attendance prior to the start of the agenda items. The floor was turned over to Todd immediately after the meeting was called to order. Todd presented issues involving previous HOA Presidents that he felt were abuses of power/authority and stated his opinions on Colorado House Bill 21-1229. At the conclusion of his commentary and some discussion, Todd left the meeting.

Secretary's Report –

- Minutes from the April 27, 2021 Membership Meeting had been previously distributed to all members for review, and copies were also available for review by those present. Sara read the minutes aloud and noted one typo, which she will correct. Sara requested a discussion and/or motion to approve. <Clyde Burrows made a motion to accept the minutes as corrected; Pam Pierce seconded the motion; none opposed; motion passed.>
- Membership update – to date, we have received 79 membership forms. All property owners have now been mailed membership forms, using the report received from the County Assessor's Office. This has resulted in 20+ additional members! As is always the case, we have received over 25 back from the Post Office as "undeliverable".
- Sara had mentioned at a previous meeting that she had been contacted by a resident that stated he would be willing to help clean up items on abandoned lots, at no cost to the property owner – he is a scrapper by trade, and would retain the compensation he acquired from the scrap. In compliance with the Board's decision, Sara advised that she sent a letter to this resident advising him that, while she is willing to assist him in obtaining property owner information and mailing address, the HOA cannot be directly involved. He would need to contact the property owner explaining what he is willing to do and receive their concurrence – would have to be strictly between him and the property owner.
- Sara reminded those present to please sign the sign-in sheet, if they had not already done so.

Treasurer's Report –

- Sara provided copies of the Treasurer's Reports, with **information as of June 2, 2021**. Total cash assets (checking and savings accounts) equal \$6,849.37; additional assets (CDs total \$10,991.30 and HOA lot valuation equals \$10,048 = \$21,039.30); **for a total asset amount of \$27,888.67**. 2021 checkbook activity, to date, was included on the Treasurer's Report also. *<Randy Wilson made a motion to accept the Treasurer's Report as presented; Richard Clements seconded; none opposed; motion passed.>*
- Sara brought attention to the donation jar. In the past, the membership decides, toward the end of each year, of an organization or event they would like our annual donation monies to be presented. We often donate to the County Sheriff's annual December toy drive.

COMMITTEE REPORTS:

-Architectural Review Committee – Chairperson Randy Wilson advised the ARC has approved 2 new applications since our last meeting – 1 double-wide modular home on Badger Road, and one carport on Shawnee Circle. In addition, he continues to have multiple contacts with property owners regarding the building process, as it pertains to the ARC. There have been 28 committee approvals in 2021.

Randy has spoken with the County Code Enforcement Officer on a couple of issues recently: the illegal placement of trailer house (which is now abandoned) and an abandoned vehicle. He was advised that the Officer is handling both issues. In addition, the Officer served a man for illegal camping on a lot that did not belong to him; as it turns out, the man does own Navajo property but he did not remember exactly where it was located; the Officer assisted him by contacting the Assessor's Office and identifying the property he owned.

Randy requested that the following business be included in the minutes, as a reference for residents:
RUSS SANDOVAL TREE SERVICE 719-564-3356
(has a huge commercial brush/limb shredder)

-Mitigation / Wildfire Management – Chairperson Don Pino advised that once the weather heats up, there is no real mitigation work that can be done (due to potential spread of beetle infestations, etc). He also stated that the clean-up mentioned previously for the handicapped residents would likely be done in 2-3 weeks – he will advise those that volunteered to help.

-Social Committee – There currently is no chairperson for this committee. Advise if you are interested.

Sara advised she has reserved the La Veta Town Park Pavilion for the **2021 Navajo Ranch Community Picnic!** Mark your calendars for **Saturday, July 10, at 1:00**. Pam Pierce and Sara Engelmohr are co-chairing the event this year. HOA will again provide fried chicken, with attendees providing covered dishes and desserts to share with all.

-Beautification & Cleanup, Maintenance & Repair, and Welcoming Committees – currently, these committees do not have chairpersons. Let us know if you are interested!

OTHER ITEMS:

Upcoming Officer Elections – All officer positions are up for election. There were some questions asked and discussions held regarding the positions. There was expressed interest in the President & Vice President positions. In order to allow for larger member participation in the process, it was agreed that nominations would be taken during a brief business meeting at the Picnic; unless there is a need for elections, nominations will be accepted and, if there is no opposition from members present, those nominees will be accepted by acclimation.

Navajo Western Water District update – Randy Wilson, NWWD President, provided an update on the District. The NWWD Water Technician recently had surgery and is recuperating. They are holding off on the loan of the high tech leak detector until the Technician is able to operate it.

REMINDER - the NWWD water system is run down the middle of Navajo Ranch roads. If you notice overly green areas on your property or alongside the road, please let NWWD office know so it can be determined if there is a system leak.

OTHER COMMENTS: Judy Burrows stated that she was very impressed with this meeting. She feels all residents/property owners would benefit by attending a meeting – it’s an opportunity to offer new ideas for the community/HOA, as well as be informed of issues and accomplishments that affect our community.

Next Membership Meeting – Saturday, July 10 (at the Community Picnic in La Veta Town Park)

Adjournment – *<Sara Engelmohr made a motion to adjourn; Pam Pierce seconded; none opposed; motion passed, and meeting was adjourned at 8:39 p.m.>*

Submitted by Sara Engelmohr, Secretary/Treasurer