

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION

109 W. Main St., Trinidad, CO 81082

www.widowwomanloa.com

(719) 846-2080 ext. 116

September 17, 2025

Dear Property Owner,

The Widow Woman Canyon Landowners Association Annual Meeting will be held in-person on Saturday, October 18, 2025, at 11am, at the Community Center at Primero High School located at 20200 Highway 12, Weston, CO 81091.

For those unable to attend in person please be sure to complete and return the proxy form to Stacey. All proxies must be received by 5pm MST, Wednesday, October 15th. Proxies received after the deadline will not be counted. Proxies may be mailed, emailed, or faxed to Stacey (contact information below).

Please provide any updates to your contact information by completing the attached form and return it in person at the meeting OR to Stacey at Century Financial Group.

Stay informed by visiting the association's website at www.widowwomanloa.com.

We look forward to seeing you at the Annual Meeting.

Respectfully,

Stacey Byrd
Century Financial Group

Stacey Byrd
stacey@centurysolutions.org
Phone (719) 846-2080 ext. 116
Fax (719) 845-1071
Century Financial Group
109 W. Main St.
Trinidad, CO 81082

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION

C/o Century Financial Group, 109 W. Main St., Trinidad, CO (719) 846-2080

PROXY FOR ANNUAL MEETING

October 18, 2025 – 11am

COMMUNITY CENTER at Primero High School
20200 State Highway 12, Weston, CO 81091

Please plan on attending the Annual Meeting of the Association to be held at the time and place shown above.

If you are unable to attend the Annual Meeting, please complete this proxy and return it to Stacey. You must designate a specific person and not leave the space blank or open-ended. The proxy must be signed and dated by you, the legal property owner.

****Return this signed and dated proxy:***

- by mail to: Widow Woman Canyon LOA, 109 W. Main St., Trinidad, CO 81082; or
- by fax: (719) 845-1071
- by scan and email to: stacey@centurysolutions.org

No proxies will be accepted after 5:00 pm Mountain Time, Wednesday, October 15th, 2025

I hereby make, constitute, and appoint:

_____ as my proxy to vote for me on any and all matters that properly come before the Annual Meeting of the members of the Widow Woman Canyon Landowners Association to be held at 11am, Saturday, October 18, 2025.
*(fill in the name of the eligible WWC LOA property owner who **will be in attendance** at the meeting)*

Name (printed) _____ Lot number (s) _____

Signature _____ Date _____

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION
Annual Meeting Agenda
Location: Community Center, Primero High School
20200 Highway 12, Weston, CO 81091
October 18, 2025
11:00 AM

- I. Call to Order
- II. Determination of Quorum (25% of 46 lots = 12)
- III. Roll Call
- IV. Proof of Notice of meeting
- V. Old Business
 - 1. Treasurer's Report
 - 2. Roads
 - 3. Covenants- Form a water association
Apply for grant to obtain City water for all lots
 - 4. Other
- VI. New Business
 - 1. Voting
Board Positions
 - 2. Other
- VII. Adjournment

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION
Annual Meeting Agenda – Meeting Minutes
Location: Community Center, Primero High School
20200 Highway 12, Weston, CO 81091
October 5, 2024
12:00 PM

- I. **Call to Order**
- II. **Determination of Quorum (25% of 46 lots = 12)**
- III. **Roll Call – See Attached**
- IV. **Proof of Notice of meeting – Package was mailed out and posted on website**
- V. **Old Business**
 1. **Treasurer's Report** – Balance Sheet, Profit and Loss & Checking Account activity was apart of the meeting packet. Dustin (VP) went over high-level numbers. There were no questions asked.
 2. **Roads** – Pioneer representative (John Lipka) was present and he discussed the following:
 - It was Pioneer's responsibility to grade the roads twice a year at their discretion.
 - Culvert maintenance wasn't their responsibility
 - After the meeting, Greg McCain was going to show areas of concern and potholes as it relates to roads.
 - All snow removal isn't handled by them.
 3. **Other**
 - Trespassing continues to be an issue. Moltzer Brothers are installing a gate at the panhandle. A code will be given to each member. This road is private as well as subdivision roads. An easement was granted to subdivision access.
 - Dustin Mincic brought up issues of trespassing in the back of the subdivision and spoke about installing a gate at the fork in the road. This will allow vehicles to turn around freely. This gate would service lots 240 thru 243.
- VI. **New Business**
 1. **Voting:**
 - **Change Covenants**
 1. **To allow for an electric gate** – Covenants remain
 2. **To form a water association** – Tabled

3. That owners past due on their dues are not eligible to vote –
Two liens were filed on the past due lots

- **Board Positions** – Dean Moltrier motioned to keep board members the same as is and it was seconded by Trystan. There were no objections.

2. Apply for a grant to obtain City water for all lots – Tabled

3. Website – www.widowwomanloa.com

Upon completion of the website, all communication will be done through the website except the annual dues billing.

- All communications will be put on the website from here on out
- The website is hosted by Go Daddy and currently paid by Dustin Mincic
- All dues will still be paid to Stacey @ Century Financial Group at 109 W. Main St., Trinidad, CO 81082. Each land owner needs to keep their information up to date with Stacey.

VII. Adjournment – Meeting was adjourned @ 1:05 pm

Owner Contact Information

The Board of the Widow Woman Canyon Landowners Association requests that you provide updated contact information, most importantly, a current phone number and email address.

Date: _____

Lot #: _____

Name: _____

Mailing Address: _____

Email Address 1 : _____

Email Address 2 : _____

Phone Numbers:

Cell _____ Cell _____

Home _____ Home _____

Additional notes:
