

WIDOW WOMAN CANYON LANDOWNERS ASSOCIATION

109 W. Main St., Trinidad, CO 81082

www.widowwomanloa.com

(719) 846-2080 ext. 116

September 4, 2024

Dear Property Owner,

The Widow Woman Canyon Landowners Association Annual Meeting will be held in-person on Saturday, October 5, 2024, at 12pm, 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, Thursday, October 3rd. 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.

The Board would like to note that upon completion of the new website, all communication will be provided on the website except for the annual dues billing which will continue to be mailed. The website is designed to provide property owners up to date information. You can visit the 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 5, 2024 – 12pm

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, Thursday, October 3rd, 2024

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 12pm, Saturday, October 5, 2024.
(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 5, 2023

12:00 PM

- 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. Other
- VI. New Business
 - 1. Voting:
 - 1. Change Covenants
 - 1. To allow for an electric gate
 - 2. To form a water association
 - 3. That owners past due on their dues are not eligible to vote
 - 2. Board Positions
 - 2. Apply for a grant to obtain City water for all lots
 - 3. Website - www.widowwomanloa.com
 - Upon completion of the website, all communication will be done through the website except the annual dues billing.
- VII. Adjournment

Widow Woman LOA
109 W. Main St
Trinidad, CO 81082

09/16/2023

Meeting 09/16/2023

Meeting called to order at 10:00am

Met Determination of Quorum

Roll Call-see attached

Old Business:

Discussed the repairs and graveling of the road.
Cattle lease payments up to date.
Fences are in good condition.

Noted to ask the membership to change the bylaws to install electric gate and if not, Moltre Brothers LLC, will install a gate that will have to be physically opened and closed each time through. We have to have at least 80% to make this change; this is something everyone needs to vote on, period.

Vote was taken to explore forming a water association to see about grants to run city water to lots.

Formed Committee Members: Dean Moltre, George Giese, John Weyand.

Voted and agreed to file lien on past dues and no one that has past dues is now allowed to vote.

Voted to form a road committee Dustin Mincic, Rose Gustin, Greg McClain, Phil Ennis

Voted to seek cost on forming a website and better stay informed, this will be the way to post meeting dates and other important information. In the future this will be where meeting notices will be placed.

Glenn stressed again for everyone to supply their correct address, phone number, and especially email to stay in contact and also to save money, instead of having to pay and mail everything out. It is your responsibility to do this and has to be done. You can also vote my email to Stacey@Centurysolutions.org

Information can be sent to Stacey at Century Financial Group located at 109 W. Main St. Trinidad, CO 81082 or call (719) 846-2080.

No further business. A call for volunteers for board members. Glenn Moltre, Jim Montoya, Dustin Mincic, George Giese now on the board.

Meeting Adjourned.

Board Members Met After-
President-Glenn Moltre

Vice President- Dustin Mincic

Secretary- George Giese

Treasury- Jim Montoya

Moltrer Bros. LLC

117 Pine
Trinidad, CO 81082
Phone: (719) 846-8449 - Fax (719) 846-2205

Widow Woman Canyon LOA

09/25/2023

Dear Landowners,

We are writing this letter to inform the landowners that Moltrer Brothers LLC, plans on installing a gate at the entrance of our property that comes off of County Road 18.2, in Valdez. In doing so, this gate will be required to be locked with a pad lock and remain locked at all times. The reason for this gate is we have had many trespassers, poachers, and theft on the property. These people are even using drones to case all the property in Widow Woman. Various people have seen these drones including my family. They are able to access our larger property through the Widow Woman Road and without a gate to stop them; they come and go as they please. I know that in previous meetings it was brought up to change the bylaws to install a solar powered electric gate and it was voted on to change bylaws to install this gate. This is the best option for all, I personally know as we have one installed on our property. The system we have not only has a key pad for the sheriff department, fire department, UPS, FEDEX, and Evergreen, but each landowner will have their own remotes to use to open the gate prior to getting there. It is a great peace of mind knowing that people that are on the road are the people that are allowed to be on the road.

So you have two choices, a locked gate that you have to physically open and close or a solar gate that you can open from your vehicles. I suggest that you don't ignore it when the letter comes asking for your vote on this matter because Moltrer Brothers LLC plans to secure the property with a gate before the end of the year.

Thank you,



Glenn Moltrer
Moltrer Bros LLC

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:
