

TPRA Annual Membership Meeting – June 17th, 2023- 2pm-4pm American Legion, Fairplay Colorado (and video conference using Zoom)

Quorum – All 6 Board members in attendance, 15 lots represented in attendance via zoom, 21 lots represented in person and 66 lots represented via proxy. Total lots represented 102 - Quorum count was accepted and established. – Kevin S, Connie N, Barb S counting and reporting.

Board introduction – Kevin S.

Kevin Spencer, interim President; (Eric Witzak moved to New Mexico mid-year last year and Kevin being the VP at the time stepped into the position and Julian, who is involved with helping Kevin with the Roads stepped into the VP position with the board's approval); Julian Christian, interim Vice President; Barb Spencer, Treasurer; Connie Nicoletti, Secretary; Ron Hawkins, board member; Brandi Licious, board member.

Associations Policy – Kevin S – regarding the use of the property mirrors the county's use and restrictions of your property. The main concerns of the association are the following.

Livestock- control and maintain your livestock and pets.

Trash- keep your property trash free and keep what you do have on your property "nailed down" to keep it from blowing onto other people's property and possibly damaging yours or your neighbor's property. – if there is a problem with a neighbor's trash., please call the county.

Septic – Colorado has the most stringent laws regarding septic than any other state. Be sure your septic is in good order, or if you have no septic and spending time on your lot, to ensure any waste is properly handled and ground water is not contaminated.

Driveways – water runoff must be maintained within the ditches. Be sure you have a culvert under your driveway – the county will make you do it anyway. ALSO be sure to mark each side of your driveway with a post and a reflector would help in the winter for plowing. The rationale is to help with any future road maintenance to ensure the culvert and driveway is properly identified. An address sign will also be helpful for identification of your driveway for road maintenance as well as in a possible emergency.

Question regarding the % of land that can be fenced off and still have AG status with the cattle lease with the association. Answer unknown - Please contact – Park County Assessor's office

Road Maintenance and Annual Budget report. – Kevin S.

Planning for the road maintenance is based on our projected income and based on historical data. We base our spending budget on cash on hand and projected income.

Statement of Policy of the association published in 2008 was read – See attachment "A". (Highlighting snow removal)

In the past, most of the budget was spent on snow removal, these last two years we have been focusing on the summer road maintenance. The delinquency dues that we have been collecting and this year using the increase of dues. Better roads overall help with the winter roads, snow removal and wet roads (or mud). If the roads sluff off the moisture with a properly elevated, curved (crowned) and ditched road this will give us a better road to maintain in the winter. Scott with Maverick excavating had been doing

an excellent job and goes above and beyond regarding the work he is doing for the association. We are very pleased with his work and determination of doing a good job. In 2022, we spent \$50,000 for road improvements. This year we will be spending \$70,000.

Goal for roads – keep true to the 5-year plan as drafted the best we can and to have every summer be better than the summer before. (See attachment “B”)

Two examples were given about the efficiency, moral character and good business that Scott with Marverick Excavating has performed while working on the ranch. One example is as follows. We had one incident that we had to deal with that was not in the contract. 4 Mile Creek Rd washed out at the creek. Maverick repaired the road, re-ditched and re-packed the dirt around the culverts and built up the road. Maverick went above and beyond the contract to complete that unplanned project. There were several other unexpected incidents that the association had to deal with. In which Maverick Excavating stepped up and performed above and beyond the contract agreement.

Delinquency process.

1st notice is a 30-day late notice, 2nd notice at 60 days, and after # days a lien can be processed. This will ensure the association will collect the dues if the lot is sold. In most cases the notices get a response or payment or a payment arrangement. If after a period, and a lien has been placed, we can foreclose, but this is NOT something the association wants to do, the association does not want to foreclose and take someone's land. The Board has a requirement to ensure that the dues are paid. Foreclosure is expensive for a landowner.

In 2021, 46 delinquency notices were sent out. Of the 46 notices, at this time, 37 have been paid, 21 liens were placed, of the 21 liens, 16 have paid, and at this time there are 5 liens. \$35,000 in outstanding dues were collected since the 2021 notices went out. \$10,000 was dismissed due to a settlement the board agreed to keep the association out of financial risk. Currently, there is about \$5,000 remaining of outstanding dues. We started with about \$50,000 back in 2021.

For 2023, we will look at any outstanding dues from 2022 and this year as of September and send out the delinquency notices.

This year we obtained new legal counsel and have budgeted a retainer with Cribbits and French in Frisco who are HOA attorneys and we counsel with them as needed.

We will be spending \$7,000 on additional road base based on the money we have collected on past due balances of dues. Giving a total of \$77,000 on summer road maintenance as promised with the collection on the outstanding dues and increase of dues.

Budget - Break down - There are 331 lots, at \$250 annual dues, the association should collect \$82,750 in Dues. The association also collects \$15,000 for the cattle lease. giving the association \$97,750 of income. 10% of the lots are full timers, living at the ranch all year round leaving 90% as summer part timers per se'. Based on these numbers we figure the budget in the following manner. $\$82,750 \times 90\% = 74,430$ (summer road maintenance); $\$82,750 \times 10\% = 8,270 + 15,000$ (cattle lease) = 23,270 (winter road maintenance) – Roughly. As we still must account for those who are not paying, legal expenses, and other overhead. We are rounding the numbers down a bit for the road budget to close to the following. \$70k for summer, \$23k for winter.

Question regarding budget item for Snow fencing. Answered by Kevin S- By the end of fall, all fencing will be assessed and replaced if necessary. We have 4 rolls on hand currently.

Snow removal route- road priority 1 is main access roads from the county roads are first, then the priority 2 roads are done. Please contact Kevin if you have livestock that you need access to ensure the snow route is considered. We use the snowblower the association owns for most of the snow removal as well as Maverick.

AG Status - Be sure to maintain and guard it with your life, protect it, as there are changes in Colorado that will continue to give you a break in your property tax, and property taxes are going up. To keep your AG statues using the associations cattle lease you must 1) be current with your dues; 2) not have all your property fenced. To get AG status it takes two years of reporting a lease to park county, or having your own stock on your property and in year three you will pay the reduced rate AG status gives you.

Question from the floor. The owner has a fence that is on his property, that his neighbor states is the property line. He asks if he can remove it and put a fence on the line. There was discussion on the floor and mutual agreement is to ensure the property line is surveyed properly and stake out the fence accordingly.

Road Summer maintenance – last year was completed as per the five–year plan. We cleaned up and maintained the main roads (priority 1) areas (individual roads were identified on map- see 5-year plan map- year 1). This year is year 2 of Road Plan. The roads to be maintained were individually identified and marked on the map – See map of 5-year road plan- year 2. (attachment “B”)

Culverts – in 2022 – On Badger to prevent ice flow. Salt ranch trail and Santa maria Rd – removed concrete, built up road and added culvert. Salt Ranch trail at the ridge a culvert was added as well. This summer, new culvert by hwy 9, at Antero Dr at bare trail, at bare trail at the hill. We are marking the new and discovered culverts with posts and painted bright red to prevent getting hit by winter road maintenance. A suggestion was made to have reflectors on them as well.

Road signs – we are ordering one sign as a sample, then planning on replacing the signs as budget item in the future.

Address signs – suggested strongly to order an address sign from the Park County fire department and put up at driveway. Cost is \$20. Contact the fire department to order yours.

Water Filling Stations – it was requested / suggested by Scott Hutchison, Hartsel fire Dept, that he would like to put up water filing stations off the creeks and water tributaries at the ranch. We have not committed anything at this time and needs to be discussed by the board.

Daniel Bader – Recognized him as the person who completed the map of the 5-year plan that is posted on the website. He did a remarkable job of putting that together.

Treasurers report, Barb Spencer, Treasurer – as of May 31, 2023 – Cash \$53,918, Future Expenses- \$35,000 (remaining summer maintenance contract payment), \$6,700 snowblower payment (2nd to last payment) (correction – this was the last payment for the blower), Future income (A/R) for 2023 dues remaining \$20,473, 2022 and older dues 20,600. – P&L and balance sheet attached thru May 31, 2023.

Accepting the Board- a motion by Connie N. to accept the board as follows: Kevin Spencer, President; Julian Christian, Vice President; Barb spencer, Treasurer; Connie Nicoletti, Secretary; Ron Hawkins, board member; Brandi Licious, board member; Scott Christian, board member. Motion seconded by Brandi L. M/S/C (all votes were in favor)

Suggestions from a member – a social media/ Facebook group for the association for group communication and announcements. Julian Volunteered to create a Facebook group.

A published result of the annual audit and tax prep notes regarding the status of the association was promised by Kevin S. President.

Questions

Zoom – it's hard to hear, lights etc. It was suggested and volunteered by Jason Smith to do better next year. Contact him and he can help with next years meeting regarding the zoom setup.

Increase in dues in the near future? Not at this time but can re-evaluate in 2028 and may increase in 2029 based on that evaluation per our governing documents.

Motion to adjourn by Brandi L. M/S/C - Meeting adjourned at 4:00

Respectfully submitted – Connie Nicoletti – Secretary

Attachments –

“A” 2008 board policy notice

“B” 5 year road plan map.