

Navajo Ranch Homeowners and Community Association

Meeting Minutes

May 21, 2025

Present Josh Corbin, President; Sara Engelmohr, Treasurer; Richard Clements, Board Member; Debbie Clements, Board Member; Randy Wilson; Dan Palmisano; Debbie Palmisano; Dave Van Langenhoven; Lori Van Langenhoven; Judy Burrows; Jim Bierly; Deb Greer

Next Meeting June 18, 2025, 7:00 pm, Water District Building

Contact Information **President:** Josh Corbin – jcorbinnavajoranch@gmail.com

Vice President: Kathy Wilson – shoey51@gmail.com

Secretary: Jo Dee Jessie – NHOASecy@outlook.com

Treasurer: Lori Van Langenhoven – lktrullinger@gmail.com

Board Members:

Deborah & Richard Clements – debcarnes54@gmail.com

Social Media & Events, Sacha Santospago – sachasantospago@gmail.com

Architectural Review Committee:

Randy Wilson – wilsonrandy49@gmail.com

Firewise Committee:

Dave Van Langenhoven, Dan Palmisano, Deb Greer, & Justin Santospago – 303-803-7352

President Josh Corbin called the meeting to order with quorum satisfied at 7:04 p.m.

Regular Business

Treasurer Sara Engelmohr read the minutes from the April 16, 2025, meeting. Debbie Clements motioned to accept the minutes as read; Randy Wilson seconded; minutes approved as presented.

New Business

Deb Greer advised that Sylvia Vigil (Code of the West Realty) stopped in at Water Department to inquire about placing a COTW business sign on the HOA lot at CR-510 & Navajo Road; also wanted permission to leave a small supply of “Spanish Peaks Region Recreation & Trail Guide” booklets at the Water Department for potential new property owners that might stop in. Deb agreed to the placement of the booklets and advised Sylvia that she would check with the HOA regarding a business sign. Those present discussed yard sign placement and consensus was to deny that request; however, further discussion suggested that maybe we could solicit local realtors and compile a list for placement inside the kiosk (perhaps with agreement for them to pay the equivalent of annual membership dues to the HOA for inclusion).

Deb Greer then also advised that the HOA book exchange was popular but, with new donations arriving for placement, she has begun a rotation donation with the Spanish Peaks Library.

No additional new business was presented.

Committee Reports

Treasurer’s Report – Sara Engelmohr

Treasurer Sara Engelmohr provided year-to-date financial reports for all bank accounts/CDs. Sara also stated that Sacha advised her verbally that she has receipts for community clean-up day event reimbursement. She did not know the exact total but is below previously approved event budget. When Sara receives the receipts, a check will be issued to Sacha. Debbie Clements motioned to accept the Treasurer’s Report; Debbie Palmisano seconded; report approved as presented.

ARC/Maintenance & Repair – Randy Wilson

Has received a couple of complaints – burning of trash on Comanche. Also, a building violation – county & covenant. Discussions have been held with parties involved.

The County has recently implemented some changes:

- 1) Plot plans will be prepared by a State Certified Surveyor (however, they accept hand drawn plans).
- 2) Previously, no shipping containers were allowed on property for storage; now they will be allowed as long as they have a pitched roof.
- 3) Mother-in-law quarters currently allowed in Filings 1 & 2, per our covenants; now, County has changed to second residence will be allowed on any property (must utilize same septic & water system).

Randy also advised that, for personal reasons, he needs to step away from chairing the ARC committee. He will be available to work with and advise whoever can pick up the position.

Nothing to report for maintenance & repair.

Social Events/Beautification & Cleanup/Welcoming

Sacha is unable to attend tonight but she provided Sara with updates on upcoming events and asked her to share tonight:

- Community Yard Sale – to date, 5 families have signed up. She will place the dates (6/27 & 6/28) in newspaper ad prior to; request it be added to the Bachman calendar listing; and do a “What’s Happening This Week” online post. Around the 20th, driveway signs will be provided to participants.
- Annual Community Picnic – date is July 19. La Veta Park pavilion has been reserved. More information forthcoming.

Wildfire Mitigation

Dave reported that he has submitted a request to SPAWP for earmuffs & will return money for the sale of ones we have to the HOA.

Debbie advised that both the La Veta & Walsenburg landfills will take slash; there are fees associated. Ross Hallahan will come chip slash with specific requirements. Contact Ross for details. We will get credited for Firewise volunteer hours.

Home Ignition Zone Assessment (HIZA) – will do for Navajo Ranch property owners. Contact Dave or Debbie

Website Committee

Everything seems to be working!! Still some minor housekeeping things to take care of. There have been 3 or 4 people designated to update the website but keeping to basics right now.

Continued New Business

- Randy Wilson shared with those present that the Navajo Western Water Board needs a new Director due to the retirement of Dave Rogers. Contact the NWWB office if you are interested.
- Lori Van Langenhoven was sworn in as the new Treasurer. She and Sara will get together for handoff.

There being no additional business brought forth, Sara Engelmohr made a motion to adjourn. Debbie Clements seconded. Meeting adjourned at 8:26 p.m.