

Navajo Ranch Homeowners and Community Association

Meeting Minutes

April 16, 2025

Present Josh Corbin, President; Jo Dee Jessie, Secretary; Sara Engelmohr, Secretary; Sacha Santospago, Board Member; Chris Milligan; Dave & Lori Van Langenhoven; Judy Burrows; Justin Santospago; Steve & Barb Hughes; Deb Greer; Brian and Laurie Lindeman, Dan & Debbie Palmisano; Judine Leonhart; Jim Bierly

Next Meeting May 21, 2025, 7:00 pm, Water District Building

Contact Information **President:** Josh Corbin – jcorbinnavaforanch@gmail.com
Vice President: Kathy Wilson – shoey51@gmail.com
Secretary: Jo Dee Jessie – NHOASecy@outlook.com
Treasurer: Sara Engelmohr – secy4hoa@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 at 7:00 p.m.

Regular Business

Secretary Jo Dee Jessie read the minutes from the March meeting. One correction was noted in the minutes regarding the Treasurer's report. The CD was approved in the February meeting, not March as written. This was corrected. Sara Engelmohr motioned to accept the minutes as read. Sacha Santospago seconded, and the motion passed.

New Business

There was no new business on the agenda, and none was introduced during the meeting.

Committee Reports

Treasurer's Report – Sara Engelmohr

Sara reviewed the financial statements. There was \$385 in deposits from membership dues, donations, and the purchase of a mailbox. Besides the withdrawal for the \$6000 CD approved at the February meeting, additional expenditures included the \$349.48 previously approved for Firewise PPE, \$25 reimbursed to Sara for a periodic State Report, and \$438.36 for 2024 real estate taxes on the HOA property at Navajo and 510. Jo Dee Jessie moved to accept the Treasurer's report as read, Lori Van Langenhoven seconded, and the motion carried.

Dave Van Langenhoven requested reimbursement of \$164.27 for a rechargeable fire extinguisher. This had been approved at the March meeting.

ARC/Maintenance & Repair – Randy Wilson

Randy Wilson was not present at the meeting but electronically let the board know there was nothing to report.

Social Events/Beautification & Cleanup/Welcoming

Clean-Up Day was scheduled for May 10th, but due to snow, this was rescheduled for May 17th at 10:00 a.m. Meet at the Water department building to get supplies for cleaning and to coordinate locations. Lunch will be served back at the water department at noon. It was noted that we would need supplies, including garbage bags, gloves, and food. Additionally, it was suggested that high visibility vests should be made available for safety purposes. After some discussion, Jo Dee Jessie moved to approve \$500 for food and supplies for the clean-up. Barb Hughes seconded, and the motion carried.

The annual neighborhood sale will be scheduled for the weekend of 6/27 and 6/28. Look for additional details soon. Dave Van Langenhoven moved to approve \$250 for supplies and advertising for the annual yard sale. Lori Van Langenhoven second, and the motion passed unanimously.

The annual HOA picnic will be scheduled for July 19th at the La Veta Park. Look for more details soon.

Wildfire Mitigation

Mitigation efforts are ongoing, and additional 27 hours of mitigation hours were logged with 4200 cubic feet of slash mitigated. Deb Greer and Dave Van Langenhoven attended classes to become certified to do home assessment for ignition potential. The Navajo Ranch 5-year assessment is underway. We are far and above the calculated sweat equity for our area, thanks to our dedicated volunteers. There was some additional discussion regarding mitigation work in easements. Letters will go out to homeowners when this work is necessary.

Website Committee

The redesigned website is live at [Home - Navajo Ranch Homeowners Association](http://navajoranch-walsenburgco.org) (navajoranch-walsenburgco.org). Recommendations for the ongoing maintenance include keeping a permanent committee with one member from the board, or reporting to the board, and at least one other with delegated authority. No major changes to the site should be made without board approval. We need to convert to HOA payment through checking or a debit card. Will also be adding two pages or sections – social events and an FAQ – as well as getting rid of the chat bubble as no one is monitoring it. Input is welcome.

Old Business

- **Elections**

- Chris Milligan was nominated for Vice President and Lori Van Langenhoven was nominated for Treasurer at the March meeting and both are running unopposed. Both candidates were elected by acclamation and will be sworn in at their next meeting.

No one had additional business they wished to bring before the board, so Lori Van Langenhoven motioned to adjourn. Judy Burrows seconded. The meeting was adjourned at 8:20 p.m.