

Navajo Ranch Homeowners and Community Association

Meeting Minutes

March 19, 2025

Present	Josh Corbin, President; Kathy Anne Wilson, Vice President; Jo Dee Jessie, Secretary; Sara Engelmohr, Secretary; Richard Clements, Board Member; Debbie Clements, Board Member; Paul Kronk; Dave & Lori Van Langenhoven; Randy Wilson; Clyde & Judy Burrows; Bill Boeck; Chris Milligan; Steve & Barb Hughes; Dan & Debra Palmisano; Judine Leonhart; Jim Bierly
Next Meeting	April 16, 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: 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 & 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 February meeting. Randy Wilson motioned to accept the minutes as read. Debbie Clements seconded, and the motion passed.

New Business

Elections – Jo Dee Jessie nominated Lori Van Langenhoven for Treasurer and Chris Milligan for Vice President. No other nominations were offered. The election will occur at the April meeting.

Volunteer Firefighter Information – See Richard Clements if you have questions regarding becoming a volunteer firefighter. Richard is now certified for our area. For clarification, Navajo Ranch is covered by the Huerfano Fire district. La Veta and Gardner have their own fire districts.

Committee Reports

Treasurer's Report – Sara Engelmohr

Sara reviewed the financial statements. There were \$465 in deposits from membership dues. The \$6000 CD approved at the March meeting was opened at Academy Bank. There was also an outgoing \$22 payment for the annual safety deposit box fee. Debbie Clements motioned to accept the Treasurer's report, Randy Wilson seconded, and the motion carried. Dave Van Langenhoven requested a reimbursement of \$349.48 for fire mitigation PPE. \$400 was approved at the previous meeting.

ARC – Randy Wilson

Randy Wilson reports he has a few items in progress. The ARC met immediately after the previous HOA meeting and approved an addition to an existing home. Another manufactured or modular home is in progress on another property, as well as a house build on a third.

Maintenance & Repair – Randy Wilson

Randy reports that there are some missing signs and vandalism occurring as well as the Home Depot trailer that was left at the front. With the abandoned trailer came a large amount of glass and trash to clean up.

Social Events/Beautification & Cleanup/Welcoming

Sacha reported via text that she is going to check with La Veta Park for dates for the July picnic. May 10th was set for the clean up day, with May 17th being the alternative date in case of inclement weather. Additionally, we will have another neighborhood sale date sometime in June.

Wildfire Mitigation

Dave Van Langenhoven purchased the PPE approved at the previous meeting and added earphones for noise protection. We are currently in a red flag fire warning, and we need to keep a fire extinguisher nearby when doing mitigation in case chippers or chain saws spark a fire (this was updated to the Huerfano FD preferring NO mitigation at this time). He located a rechargeable extinguisher at Walmart for \$160. Sara moved to approve the purchase. Deb Clements seconded, and the motion passed. Dave also wanted to report that we now have 169 volunteer hours. He provided a list of these volunteers.

The Board wishes to recognize and thank the following people for helping with fire mitigation in our community:

Richard Clements, Deb Greer, Ross Hallihan, Steve Hughes, Shawn Kelly, Brian Lindeman, Dan Palmisano, Bob Sleeper, Denise Steinacker, John Steinacker, Dave Van Langenhoven, and Randy Wilson.

Dave also wanted to know that we are out of season for cutting live Pinons. You may cut Juniper and dead Pinon at any time (heed red flag warnings and please keep fire extinguishers nearby).

Old Business

2025 Membership Drive final tallies – 599 forms mailed, 27 undeliverable, 86 turned in, 24 former members did not renew (a few more did filter in after this report).

The old meeting banners that used to be displayed at the kiosks or water building were old and have become unusable. We will investigate purchasing new ones, if it is feasible.

The website committee met twice, and progress has been made on the website. A notice was going to be posted on social media requesting area photos for inclusion on the redesigned site. We should have good news for the next meeting.

No one had additional business they wished to bring before the board, so Jo Dee motioned to adjourn. Debbie seconded. The meeting was adjourned at 7:57 p.m.