

Silver Spurs Ranch
3rd Quarter Silver Spurs POA Board Meeting
Lot 134

July 16, 2022 / 10:00am

ATTENDEES:

President/Treasurer-Randy Roth, Vice President- Chris Workmon, Board Members- Duane Freeman & Jeff Davis, Board Member/Secretary-Sonja Oberg, Specials Projects- Seth Oberg

Meeting was called to order by President Randy Roth at 10:04am

Executive portion of the meeting held to discuss confidential matters.

- Prior Quarter meeting minutes were approved electronically by the board and previously posted to the POA website.
- Profit & Loss statement presented and reviewed by the board.
- Review of delinquent accounts. 3 remain outstanding. Randy will re-file liens.
- Liability insurance has been renewed. SSR Liability Policy. The policy is underwritten by Hub International, and the provider is Countrywide Insurance.
- Colorado periodic filing report has been filed with the secretary of state, \$10 fee paid.
- Quarterly taxes are paid for lot sold from the sheriff's auction.
- Several new lots sold, official Ranch directory has been updated.
- Large blind corner mirror appears to be working. Board has received inquiry on fire Hazard of mirror, Randy addresses concerns and explained differences with concave vs convex mirror and mirror does not create burn/fire Hazard. Great amount of positive feedback on the mirror.
- ARC approval has been reviewed and approved for building of home.
- Discussion of weed control and branches growing into the road causing difficulty with grading. Some weed mowing along main roads has been done per approval of road committee, as grading was difficult. Additional weed maintenance a running will be completed in coming months. Smaller roads with less traffic and over growth will be

addressed as needed/requested. Feedback was received in regard to weed mowing. One complaint of debris in the road following mowing, debris has been cleaned up. Great deal of positive feedback from lot owners.

- Discussion surrounding planned upcoming road projects and review of roads impacted by heavy rainfall to be assessed.
- Road grading invoice received by Randy. Randy will submit payment.
- Suggestion by Treasurer to move money from savings to CD as over 100k of funds in checking, CD will produce 3x interest. Unanimous approval.
- Discussion surrounding annual meeting. Annual Picnic is tentatively scheduled for September 10, 2022. Picnic location to be determined. Randy will reach out to the theatre on availability.
- Land owner has requested to put up a small shed to store their items. Owner will be notified if movable and on skids as well as under square footage for county permit, they can put up without Board review and approval.
- Annual meeting notices will be sent over the next several weeks. This year lot dues notice/ reminder will be sent with annual meeting notice to save on postage. Information on online payment option will be included for those who wish to pay electronically. Additionally, option to select electronic receipt of annual dues and other notices will be offered to provide convenience to POA members and to reduce postage. For someone to pay the Ranch their dues, late fees, they first need to verify their banking institution supports Zelle. To check if their bank subscribes to this service,

Executive Meeting adjourned at 11:10am

ACTION ITEMS

- Randy will contact Fox Theatre to request theatre reservation of theatre for annual meeting.
- Sonja will confirm liability insurance info is accurately reflected on the website and update if needed.

NOTES

- Next quarterly meeting will be annual meeting, September 10th 2022

