



## Annual Meeting Minutes, July 22, 2012

### 1. Call to Order

- President Marcia Dasko called the meeting to order at 3:02 PM.

### 2. Presentation by Fire Chief

- Loyd Holliman, Chief of the Stonewall Fire Protection District, discussed wildfire protection plans for our area.
- Each Attendee received a folder containing the following:
  - Magnetic card with phone number of Fire Protection District: 719-868-2249.
  - Magnetic holder for a "File of Life" that lists medical data for residents to be used by first responders.
  - Information about organizing Community Wildfire Protection Plans.
  - Personal Wildfire Action Plan, including how to establish Defensible Space.
  - Fire Safety Tips for Grills and Campfires.
  - Home Fire Safety Checklist.
  - Smoke and Fire Safety.
  - Instructions on what to do after a fall.
- The direct fire reporting number is 719-846-4441; this goes to the Dispatch Center.
- A mapping program is being developed that will show ponds, lakes, and cisterns in the area.
- Chief Holliman may be reached at 719-868-2249 or [fireworks911@hotmail.com](mailto:fireworks911@hotmail.com).
- The Fire Protection District website is [www.stonewallfire.us](http://www.stonewallfire.us).
- The NFRLOA thanked Chief Holliman for the excellent information, and for the District's efforts.

### 3. Other Wildfire Protection Discussions

- Chief Holliman and T.J. Gordon Ross discussed the use of Thermo-Gel fire barricade.
  - If a homeowner sprays it on their house before vacating the premises, fire fighters can reactivate by spraying with water.
  - Fire fighters can apply it if it is left in plain sight, for example on the porch.
- The Sheriff's Office and Trinidad Police Dept. have initiated a "CodeRED Emergency Alert, Cell Phone Registration" program.
  - They are preparing a list of homeowner's to be called in case of fire near their local address.
  - A form to be submitted IN PERSON to the Sheriff's Office is appended to these minutes; a cell phone is required.

**4. Introductions of Attendees (Lot #)**

- Officers: Martha Dasko, President (44), Walter Williams, Treasurer (26), John Moore, Secretary (60).
- Members: Merle and Phyllis Goss (25), John and Marilyn Dolores (24), Michelle Williams (26), Amy Dahl (13), Robert Gomez (next to Greenbelt), Robert Kosslyn (36), Ron Leef (9A), T.J. Gordon Ross (41 & 42), Ken Hodges (5, 14, & 15), Martha Mangino (20), and Siobhan Reilly (60).
- Century Financial Group Representative: Jeni Skalko.

**5. Reading of Minutes of 2011 Annual Meeting**

- Ken Hodges moved to dispense with reading the minutes, seconded by Amy Dahl, motion passed.

**6. Reports of Officers**

- Treasurer's Report presented by Wally Williams:

**Funds on Hand, June 30, 2012**

| Institution                       | Type of Account               | Amount            |
|-----------------------------------|-------------------------------|-------------------|
| Bank of the West                  | Checking Account              | 81,686.40         |
| Bank of the West                  | Money Market (Bridge Account) | 20,798.30         |
| First National Bank               | 6 and 12 CD's                 | 10,810.68         |
| Bank of the West                  | carryover                     | -1,716.37         |
| <b>Total Checking and Savings</b> |                               | <b>111,579.01</b> |

**Proposed 2012 Budget (for planning purposes only)**

| Expense Items                                       | Amount           |
|---|------------------|
| Water Study   | 700.00           |
| Snow removal  | 2,500.00         |
| Road Maintenance                                    | 10,000.00        |
| Road Easement Forestry                              | 2,000.00         |
| Legal Fees (General/Misc./Lien filing)              | 2,000.00         |
| Insurance   | 3,000.00         |
| Donations   | 200.00           |
| Century Financial Solutions                         | 4,000.00         |
| Tax Preparation                                     | 300.00           |
| Property Tax – Greenbelt                            | 20.00            |
| Board of Managers                                   | 500.00           |
| <b>Total Budgeted</b>                               | <b>25,220.00</b> |
| Contingency Funds                                   | 10,000.00        |
| Unallocated Funds                                   | 46,466.40        |
| <b>Grand Total</b>                                  | <b>81,686.40</b> |
| Equals Checking Account Balance as of June 30, 2012 |                  |

- Discussion of Treasurer's Report:
  - Marcia Dasko discussed the need for extensive road maintenance due to it having been deferred until we learned what Pioneer would be doing with their pipeline. Actual cost will be in the range of \$20,000 as per bids from Lonny Lopez. Lopez was selected because they are licensed by the state, and have provided high-quality road base in the past.
  - T.J. Gordon Ross suggested that the price of road base to landowners could be reduced by buying in bulk, but Ken Hodges said that the price was independent of quantity.
  - Further discussion of road conditions centered on the mistake Pioneer made in grading Right Hand Fork, and Marcia has had several discussions with them about redoing that road.
- Secretary's Report presented by John Moore:
  - The Secretary sent the NFRLOA the minutes of the 2011 annual meeting, the Spring 2012 Newsletter, and memos concerning pipeline construction, bridge repair, and fire weather warning.
  - The secretary recorded minutes of the Board of Managers meeting and the Board of Managers review of road maintenance needs.
- Discussion of Secretary's Report:
  - John Moore noted that NFRLOA does not have email addresses for all members, thus delaying their receiving communications from the Board until Century can send them by USPS. Members not receiving emails from the Board will be contacted to learn if they either do not have email addresses, or are reluctant to share them.
  - John Moore asked if there was interest in having a web site for NFRLOA. There was a generally positive reaction to the proposal, and John was encouraged to proceed.

(NOTE: John has purchased the domain "nfrloa.org" and is developing the web site using Web Hosting Hub as the hosting service. He will inform members when the site is published.)

## 7. Reports of Committees

- None.

## 8. Discussion of Last Year's Activities

- Bridge Repair
  - The wooden decking was replaced, and steel guardrails will be installed this year.
  - The "Bridge Account" at Bank of the West is for future major repair or replacement when needed.
- EPA Study of Fracking Effects:
  - There has been no recent report of results.

(NOTE: EPA sent this in an email on 8/21/12: "EPA is requesting nominations for a Science Advisory Board (SAB) panel on hydraulic fracturing today in the Federal Register. This is the Agency's latest step to ensure that sound, high quality science is the foundation of EPA's efforts. EPA has previously committed to an SAB advisory review of the progress report on the study, which is scheduled for release in December 2012.")

- Some members that were having their water wells tested by the EPA had not gotten their test results. Marcia said she would send them information as to who to contact in Washington regarding getting test results.

- Greenbelt Survey:
  - There were 12 responses. Questions and Answers were as follows.:
    - How often have you used our Greenbelt? Never 2, once 5, twice 1, few times a year 4, where is it? 1.
    - What did you do there? Fished 6, walked or hiked 5, meeting or picnic 2, dogs played in water 1.
    - Would you like to see a covered picnic table there? Yes 7, no 5.
    - How could our Greenbelt be made more useful? Remove willows for fishing access 3, build small docks for fishing 1, table, volleyball, horseshoes, grill 2, hold annual meeting in a covered area 1, clubhouse or Pavillion large enough for meetings would add value to all NFR properties 1, maintain the area, cut grass 1, leave as natural open space 1.
  - A general discussion of the Greenbelt led to no consensus, except that the Board should make a specific proposal, ranging from do nothing, to building a structure, to selling the property. It was pointed out that building a structure would require some internal fencing.
  - Marcia Dasko will arrange to have the Greenbelt surveyed.

## 9. Discussions of This Year's Activities

- The major activity on the Ranch will be repair of roads.
- T.J. Gordon Ross suggested that the Association install cisterns to assist firefighters in controlling wildfires. There was concern that it would take too much money for this to be effective.

## 10. Election of Managers

- The current Board of Managers was re-elected with 29 votes for each member.

## 11. Unfinished Business and (or) New Business

- Dues:
  - Ken Hodges moved to decrease annual dues to \$200, seconded by Robert Gomez.
  - Marcia Dasko raised the concern that reducing the dues might draw down Association reserves and place the Association in a vulnerable financial position in case of emergency (e.g., a lawsuit).
  - After a long discussion, Marcia Dasko offered to compare expected expenses to expected income from dues, and provide this information to members.
  - Amy Dahl moved to table the motion, John Dolores seconded, motion to table passed.

(NOTE: Marcia Dasko summarized the income and expense data for 2009 through 2012. During this period, expenses exceeded income. This information is appended to these minutes.)

- Forestry:
  - Amy Dahl informed the members of a forest thinning program provided by the State Wildland Inmate Fire Team (S.W.I.F.T.), of Colorado Corrections Industries.
  - A group of 18 inmates, plus guards and equipment, work 10 hours per day,
  - They would like to stay in one place for at least a week, and could camp in the Greenbelt.
  - The charge is \$3200 per day, including travel days.
  - If anyone is interested in cooperating with other landowners in this program, please contact Amy (719-859-4484 or [dahl@hughes.net](mailto:dahl@hughes.net)).

**12. Adjournment**

- Meeting adjourned at 5:30 PM

**13. Board of Managers Meeting to Elect Officers**

- President, Marcia Dasko.
- Treasurer, Wally Williams
- Secretary, John Moore

Addendum: NFRLOA Financial Overview, 2009-2012

**2009**

Dues Per Lot \$250.00  
January thru December

Dues were lowered from \$300.00 the previous year

|                    |              |             |
|--------------------|--------------|-------------|
| Dues paid          | \$ 17,785.00 |             |
| Dues owed          |              | \$ 1,954.36 |
| Expenses           | \$ 20,945.71 |             |
| Over annual Income | \$ 3,160.71  |             |

**2010**

Dues Per Lot \$300.00  
January thru December

|                    |              |             |
|--------------------|--------------|-------------|
| Dues Paid          | \$ 22,500.00 |             |
| Dues Owed          |              | \$ 1,320.00 |
| Expenses           | \$ 25,231.70 |             |
| Over annual Income | \$ 2,731.70  |             |

**2011**

Dues Per Lot \$300.00  
January thru December

|                       |              |              |
|-----------------------|--------------|--------------|
| Dues Paid             | \$ 22,350.00 |              |
| Dues Owed             |              | \$ 870.00    |
| Expenses              | \$ 9,068.63  |              |
| Surplus annual Income | \$ 13,281.37 |              |
| No Road work done     | Budgeted     | \$ 10,000.00 |
| No Forestry work done | Budgeted     | \$ 2,000.00  |

**2012**

Dues Per Lot \$300.00  
January thru June

|                                |                     |             |
|--------------------------------|---------------------|-------------|
| Dues Paid                      | \$ 22,500.00        |             |
| Dues Owed                      |                     | \$ 3,520.00 |
| Expenses as of June 30th       | \$ 10,910.21        |             |
| Surplus Income as of June 2012 | \$ 11,589.79        |             |
| Surplus Income 2011            | \$ 13,281.37        |             |
|                                | <u>\$ 24,871.16</u> |             |

**Estimated Expenses July - December 2012**

|                                 |                     |            |
|---------------------------------|---------------------|------------|
| Estimate Bridge Railing         | \$ 2,726.85         |            |
| Estimated Road work             | \$ 21,195.00        |            |
| Estimated Forestry work         | \$ 3,000.00         |            |
| Estimated Century 6 months      | \$ 1,800.00         |            |
|                                 | <u>\$ 28,721.85</u> |            |
| Estimated over income 2011-2012 |                     | \$3,850.00 |

# Budget

2012

The following budget was proposed by the Board for FY 2012

Based on the Checking Account Balance as of June 30, 2012 of \$81,686.40

| Budget Expenses                        |                     |
|--|---------------------|
| Water Study Expense                    | \$ 700.00           |
| Snow Removal                           | 2,500.00            |
| Road Maintenance                       | 10,000.00           |
| Road Easement Forestry                 | 2,000.00            |
| Legal Fees (General/Misc./Lein filing) | 2,000.00            |
| Insurance                              | 3,000.00            |
| Donations                              | 200.00              |
| Century Financial Solutions            | 4,000.00            |
| Tax Prep.                              | 300.00              |
| Property Tax-Green Belt                | 20.00               |
| Board of Managers Expense              | <u>500.00</u>       |
| <b>Total Budget</b>                    | <b>\$ 25,220.00</b> |

|                   |                    |
|-------------------|--------------------|
| Contingency Funds | \$ 10,000.00       |
| Un-Allocated Fund | <u>46,466.40</u>   |
| <b>Total</b>      | <b>\$81,686.40</b> |

**Note: The above budget for planning purposes only.  
Actual expenses will vary.**

|                                    |                     |
|------------------------------------|---------------------|
| Bridge Account MM Bank of the West | \$20,798.30         |
| 6 & 12 CD's First National Bank    | 10,810.68           |
| BW# ***038337                      | <u>- 1716.37</u>    |
| <b>Total</b>                       | <b>\$ 29,892.61</b> |

**Total Checking/ Savings** **\$111,579.01**

# Budget

2012

The following budget was proposed by the Board for FY 2012

Based on the Checking Account Balance as of June 30, 2012 of \$81,686.40

| Budget Expenses                        |                     |
|--|---------------------|
| Water Study Expense                    | \$ 700.00           |
| Snow Removal                           | 2,500.00            |
| Road Maintenance                       | 10,000.00           |
| Road Easement Forestry                 | 2,000.00            |
| Legal Fees (General/Misc./Lein filing) | 2,000.00            |
| Insurance                              | 3,000.00            |
| Donations                              | 200.00              |
| Century Financial Solutions            | 4,000.00            |
| Tax Prep.                              | 300.00              |
| Property Tax-Green Belt                | 20.00               |
| Board of Managers Expense              | <u>500.00</u>       |
| <b>Total Budget</b>                    | <b>\$ 25,220.00</b> |

|                   |                    |
|-------------------|--------------------|
| Contingency Funds | \$ 10,000.00       |
| Un-Allocated Fund | <u>46,466.40</u>   |
| <b>Total</b>      | <b>\$81,686.40</b> |

Note: The above budget for planning purposes only.  
Actual expenses will vary.

|                                    |                     |
|------------------------------------|---------------------|
| Bridge Account MM Bank of the West | \$20,798.30         |
| 6 & 12 CD's First National Bank    | 10,810.68           |
| BW# ***038337                      | <u>- 1716.37</u>    |
| <b>Total</b>                       | <b>\$ 29,892.61</b> |

**Total Checking/ Savings** **\$111,579.01**



# BUDGET

The following budget was proposed by the board for FY 2013

Based on the Checking Account Balance as of June 30, 2013 of \$64,634.54

## Budget Expenses

|  |                    |
|--|--------------------|
| Water Study Expense                    | \$ 300.00          |
| Snow Removal                           | 2,500.00           |
| Road Maintenance                       | 10,000.00          |
| Road Easement Forestry                 | 2,000.00           |
| Legal Fees (General/Misc./Lein Filing) | 1,500.00           |
| Insurance                              | 3,000.00           |
| Donations                              | 200.00             |
| Century Financial Solutions            | 4,000.00           |
| Postage and Supplies                   | 200.00             |
| Tax Prep.                              | 300.00             |
| Property Tax – Green Belt              | 15.00              |
| Board of Managers Expense              | 200.00             |
| Bridge Repairs Fund                    | 00.00              |
| <b>Total Budget</b>                    | <b>\$24,215.00</b> |

|                   |                    |
|-------------------|--------------------|
| Contingency Funds | 40,419.54          |
| <b>Total</b>      | <b>\$64,634.54</b> |

*Note: The above budget for planning purposes only.*

*Actual expenses will vary.*

|                                    |                    |
|------------------------------------|--------------------|
| Bridge Account MM Bank of the West | 20,808.68          |
| CD's First National Bank           | 10,878.45          |
| BW#***038337                       | -1,716.37          |
| <b>Total</b>                       | <b>\$29,970.76</b> |

**Total Checking/Savings** **\$94,605.30**



## **Notices from the Board of Managers, July 1, 2013**

### **Pioneer Natural Resources Quarterly Meeting is Cancelled**

The meeting between NFRLOA and PNR scheduled for July 9, 2013 has been cancelled. The only PNR activity of note on the NFR is the "Plugging and Abandoning" of the Maximus 12-2 well on Tuesday, July 2<sup>nd</sup>. There are on-going road grading issues, and Marcia Dasko is communicating with PNR to take care of these. Otherwise, according to Travis Cottrell, PNR Landman II, "Pioneer is in maintenance mode, and as of now is doing nothing and has no plans to do anything in NFR."

### **Annual Meeting of NFRLOA on Sunday, July 28, at 3:00 pm**

The Annual Meeting will be held at the Stonewall Fire Protection District Station on Highway 12.

You should have received a Proxy Ballot for election of the Board of Managers. It should be received by July 26 to be counted. If, however, you intend to bring your ballot to the meeting, please bring it by 2:30 pm so that it can be counted before the meeting. If you have not received a ballot, please contact John Moore.

Please let your Board know if you have any issues or concerns for discussion at the Annual Meeting (see contact information below).

### **Fire Danger on the NFR**

Conditions on the NFR have been very dry. Last week the fire danger level was "Extreme." Rains over the weekend have helped some, but a few more days of low humidity could increase the danger of wildfires. Please refrain from using fireworks, open flames, charcoal barbecues, smoking outside, and firearm discharge. Even target shooting has triggered wildfires.

### **Board of Managers Contacts**

Marcia Dasko, President, 719-868-3110, [marinmts@earthlink.net](mailto:marinmts@earthlink.net)

Walter Williams, Treasurer, 719-868-2061, [oldgold2@wildblue.net](mailto:oldgold2@wildblue.net)

John Moore, Secretary, 405-612-2249, [jmoore25@earthlink.net](mailto:jmoore25@earthlink.net)

We look forward to seeing you on July 28.