

Hole in the Wall Ranch
Board of Director's Quarterly Meeting
May 10, 2025 – Meeting Notes – 1 p.m.

Agenda

- Call Meeting to Order
- Approve the Agenda
- Review/approve Febr 8, 2025 meeting notes
- Treasurer's Report
- Discuss contract proposal for weed management
- BWL Front Gate
- Firewise
- New Business
- Adjourn

Attending: Glen Golden, Patrick McLoughlin, Ron and Nancy Nielsen, Mary White;
those unable to attend: Perry Eaton, Lola Spradley, Tim Gripka.

Mary White, president, opened the meeting at 1:10 p.m. The agenda was approved as submitted.

The HITWR meeting notes from February 8, 2025 were approved as submitted.

Treasurer's report. Nancy reported the following:

FNB checking BWL Account	\$18,000.00
FNB checking SCR Account	\$ 5,703.35
CD:	\$ 5,751.36

Expenses as of April 30, 2025 included \$571.80 for Director/Officer's Liability insurance; \$1500.00 for BWL road maintenance; \$781.00 professional fees including tax preparation and filing fees with Secretary of State; \$450.00 BWL snow removal.

Mary reviewed weed contract for Southern Colorado Ag Services. The contract is for treatment of 15 lots in HITWR including cost of chemicals at \$3600.00. This contract does not include weed management for Lots 6, 8, 9, 10, and 20. Nancy

pointed out that the 2025 budget forecasted a cost of \$3200 which was based on the previous year's cost. Following discussion regarding the \$400 deficit in the budget allocation for weed management, the Board decided that there will be no extra cost to property owners in 2025. Those in attendance approved the contract for the 2025 weed management efforts.

Front Gate. Following discussion, the BOD determined that it was time to close the front gate as unidentified traffic has been seen on BWL. Patrick indicated that he is having concrete delivered in the near future and Perry plans to build a barn as well. Once those dates are determined, the gate will remain open for a short period of time. When the 2 projects are complete, the gate will be closed and a new code will be programmed and homeowners notified of the new code.

Mary gave the Firewise report on behalf of Perry. There are two grants available to HITWR property owners through SPAWP. One covers the cost for Home Ignition assessments. The other is for a \$500 grant to cover expenses associated with most any type of mitigation work that we collectively want to engage in. As a POA we would need to make a written proposal to Lisa Garrison for approval, cover the costs for ourselves, and then request reimbursement.

A presentation on wildfire mitigation work is scheduled for May 16 at The Stokehouse, 5:30 pm to 7:30 pm. The Nielsen's will attend.

A revision to the state building code is currently being worked on in the State Legislature that has Firewise types of requirements for new construction.

State Farm Insurance is considering requiring an HIZ assessment in order to renew property/homeowners insurance policies.

HITWRanch will need to undergo a community-wide assessment this year in order to renew our Firewise status. Perry will coordinate this effort.

HITWRanch will need to organize a Firewise event and educational activity for HITWR Ranch POA this year. Perry asks for your ideas.

Next quarterly meeting: Saturday, August 9, 2025.