

**Hole in the Wall Ranch
Board of Director's Meeting
February 8, 2025**

Those attending:

Patric McLoughlin

Glen Golden

Mary White

Absent:

Dale Spradley

Lola Spradley

Perry Eaton

Tim Gripka

Glen Golden

Perry Eaton

Nancy Nielsen

Agenda:

Call to Order

Approve the Agenda

Review minutes from April 19, 2024 BOD meeting

Treasurer's Report

Old Business

New Business

Next Meeting Date

Call to Order: Mary White, President, called the meeting to order at 10:30 a.m.

Approve the Agenda: Nancy Nielsen request that an item, BWL gate code, be added to the agenda. There were no objections.

Minutes from April 19, 2024. Lola moved to approve the minutes from the April 19, 2024 as submitted; Perry seconded the motion; MSA.

Treasurer's Report. Year end financials were shared with the BOD by Nancy Nielsen. As of **12-31-2024 total assets total \$19522.71** which includes a CD valued at \$5751.36.

Common expenses included:

Gate maintenance: \$ 711.55

Insurance: \$ 987.72, \$658.48 (director's and liability)

Professional fees: \$ 1065.00

Snow Removal: \$ 1250.00

Weed Maintenance: \$ \$3200.00

Nancy shared that through an email from Perry, that he announced that his home, Lot 15, is essentially completed. In the email Perry requested that the \$1000 paid to the

POA as a “construction bond” not be returned to him but rather be left in the BWL account for ongoing road maintenance. The BOD thanked Perry for his generosity!

The 2025 annual assessment fees are due by mid-February.

Old Business:

Southern CO Agric Weed Report 2024: The BOD discussed the content of SO CO Agric Weed Report as submitted Kelli Bjorum. Kelli reported that the HITWRanch has two major zones. Lots 10-19 are more rocky and varied elevations and have lots of dense mullein and thistle. Lots 1-7 are thick in some areas with whitehead. The BOD agreed that we should resume our agreement in 2025 to contract with SO CO Agric Services in the ongoing weed maintenance of all lots. In the report, Kelli presented a 2025 price identical to 2024, that is \$160.00 per lot. Overall, that HITWRanch has made some substantial progress in reducing weeds on all properties. Properties may use their own weed management contractor with the condition that the invoice be forwarded to Nancy Nielsen for payment processing at a rate of \$160.00 reimbursement per property.

Firewise Action Plan: Perry reminded those in attendance about the “Ambassador Program,” a 6-week course, which is an online training program offered monthly. The training program begins in March. Mary White indicated she would participate.

Also available to property owners is a once a month gathering in Walsenburg sponsored by the Spanish Peaks Alliance for Wildfire Protection.

Perry plans to have a “chipping event” sometime this summer at HITWRanch. Perry will share dates with the BOD in a future correspondence.

Gate Code. A discussion ensued regarding the timing of changing the front gate, gate code. Patrick stated that his construction will be completed in 2-3 months at which time he recommends changing the code. The gate code change discussion will be on the agenda at the BOD’s May 2025 meeting.

Future BOD meetings:

Saturday, May 10, 2025, 10:30 a.m.

August, 9, 2025, 10:30 a.m.

Adjournment: 11:31 a.m.

/nn