Hole in the Wall Ranch
DRAFT Annual Meeting Notes
October 12, 2024

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

Approval of the Agenda: With no objections voiced, the meeting agenda was approved as submitted and is identified below.

▪ Call Meeting to Order	Mary W.
▪ Roll Call and Proxies	Mary W.
▪ Approval of the Agenda	Mary W.
▪ Proof of Meeting Notice	Nancy
▪ Review, discussion and approval of 2023 meeting minutes	All
▪ Annual Education/Firewise Community	Perry
▪ Continuing Business	
Current Finances & Approval of 2025 Operating budget	Nancy
2024/2025Snow Removal	Nancy
Big Wall Lane – maintenance	Ron
Big Wall Lane – front gate	Ron & Glen
Big Wall Lane - snow fences	Ron & Nancy
▪ New Business	
Covenant Review-Next Steps	All
▪ Adjournment	Mary W.

Board of Director's Meeting/Election of Officers

- Call Meeting to Order
- Review current board membership and terms:

Current Slate of Officers	Terms
Mary White, President	Thru 2024 – 2 year term
Perry Eaton, Vice President	Thru 2025 – 3 year term
Nancy Nielsen, Secretary/Treasurer	Thru 2024 – 2 year term
Patrick McLoughlin, Member-at-large	Thru 2025 – 3 year term
Tim Gripka, Member-at-large	Thru 2025– 3 year term
Lola Spradley, Member-at-large	Thru 2024 – 2 year term

- Election of Officers-if necessary
- Establish 2025 meeting dates for Board of Directors
- Adjournment

HITWR, October 12, 2024 Annual Meeting- Proxies and Attendance

Lot #		Attending	Proxy to:	
1	Dale and Lola Spradley	Yes		
2	Dale and Lola Spradley	Yes		
3	Tim and Molly Gripka	Yes		
4	Tim & Molly Gripka	Yes		
5	Auggie Bravo	No Response		
6	Karla & Dave Blain	No	Nielsen	
7	Mary White	Yes		
8	Karla & Dave Blain	No	Nielsen	
9	Karla & Dave Blain	No	Nielsen	
10	Karla & Dave Blain	No	Nielsen	
11	Patrick McLoughlin	No	Nielsen	
12A	Kirk & Kathy Reuter	Yes		
13A	Glen & Marilyn Golden	Yes		
14	Dale and Lola Spradley	Yes		
15	Perry & Molly Eaton	Yes		
16	Charles & Debra Frey	No	Nielsen	
17	John & Marcia Mueller	Yes		
18	Steve & Kathy Dora	No	Nielsen	
19	Ron and Nancy Nielsen	Yes		
20	Karla & Dave Blain	No	Nielsen	

Roll Call and Proxies continued . . . .

Nineteen property owners were represented either in attendance or by proxy; 1 property owner did not respond. As a result, a quorum was established.

Proof of Meeting Notice. Nancy reported the following:

- The first notice of the HITWRanch meeting was transmitted via email on Tuesday, September 3, 2024.
- The second notice was forwarded to the HITWRanch POA on Wednesday, September 11, 2024; the second notice informed the POA that the meeting date of the annual meeting was being changed to Saturday, October 12, 2024.
- The third notice was emailed on Saturday September 28, 2024; this notice contained the annual meeting agenda.
- The fourth notice was sent on Thursday, October 10, 2024 and contained three attachments: the 2025 proposed budget, the 2024 contact list, and an updated meeting agenda.
- The final notice was emailed on October 9, 2024 and included the financial reports as prepared by Judy Hammernik.

Review, discussion, and approval of the 2023 annual meeting minutes.

Perry Eaton made a motion to accept, as submitted, the meeting notes from the October 6, 2023 annual meeting. Marcia Mueller seconded the motion. MSA.

Annual Education: Firewise Community Update. Perry Eaton presentation.

Perry's presentation was very informative and included HITWRanch Progress and Activities.

Perry attended a **Wildlife Neighbor Ambassador Orientation**, a 6-week on-line course which was informative and helpful; Ambassador meetings are held monthly.

Perry attended the **Arkansas River Watershed Collaborative** gathering at Majors Ranch Firewise program on June 8, 2024.

HITWRanch Firewise 2024 – Chipping Day was held on July 23, 2024. Perry, Ron and Ross Hallihan, Huerfano County chipped a sizeable amount of wood.

Home Ignition Zone Workshop was held on September 7, 2024 with the Wayatoya POA.

Next Steps include requesting information from the HITWRanch POA regarding their specific mitigation hours and expenses; the 2025 Firewise renewal is due mid-November; and an action plan update is required prior to the renewal. Perry informed the POA that a Fall Ambassador Training Workshop will be held on October 17 through November 21; this is an online course held one a week during the aforementioned timeframe. Thank you, Perry!! Well Done!!

Current Finances through September 30, 2024 as reported by Nancy Nielsen and prepared by Judy Hammernik.

Assets:

FNB Checking=	$21,626.28
BWL Account=	$12,703.95
SCR Account=	$ 3,170.97
CD-FNB=	$ 5,751.36

Professional fees:	$ 1275.00
Insurance:	$ 1360.80
Weed Control:	$ 3200.00
Snow Removal:	$ 800.00
Gate Repair/fobs	$ 503.00

Outstanding Invoices:

Prutches Garage Door for replacement of key pad at the front gate:	$200.00
Waiting for invoice from WIX for website services:	$264.00

2025 Operating Budget Proposal. Nancy explained that a slight increase of $25.00 per lot is being proposed. Following a discussion with Griego Insurance, a $200.00 increase is anticipated for the general and director's liability insurance premiums. Additionally, an increase in professional accounting services from $1500.00 to $1800.00 annually is being proposed. Nancy clarified that this increase was overlooked in the 2024 budget proposal. A total of $500.00 increase for the HITWRanch budget is proposed at $25.00 per lot. A vote was taken with 17 voting pro and 2 voting con in the approval of the proposed budget. Motion made, seconded, and approved to accept the 2025 budget proposal. Proposed budget proposal follows on page 5.

Discussion continued regarding the participation of all HITWRanch lots in the ranch-wide weed management program. It was noted that HITWRanch property owners may choose a certified contractor of their choice and several lots have selected to do so. Following the discussion, Lola Spradley reminded the group that at a past annual meeting the POA agreed that **there is "no opt-out" provision within the weed management program.**

2025 HITWR
Proposed Operating Budget

Estimated Common Expenses:

Insurance/Director's=$1503.00 & general liability=$750.00)	$2253.00
Accounting/Legal Fees	$1800.00
Miscellaneous (including website=$364,00 per year)	$ 600.00
Emergency Services	$1000.00
Ranch Weed Maintenance- $160.00 per lot	$3200.00
Total:	$8853.00

Prorated Common Expenses:

Formula $8853 divided by 20 = $442.65 per lot owner for common expenses ($8353.00 divided by 20 = $442.65 round up to $443.00 per lot)
School Creek Road: 8 X $443 = $3544.00 divided by 8 = $443 .00 per lot
Big Wall Lane: 12 X $443 = $5316.00 divided by 12 = $443.00 per lot
Grand Total Income for common expenses: $8860.00
School Creek Road – Lots 2, 3, 4, 5, 6, 7, 8, 9 Income for 2025 Assessments 8 X $443 = $3544.00 Common Expenses Total Expenses: $3544.00
Big Wall Lane - Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 Income for 2025 Assessments: 12 X $443.00 = $5316.00 Expenses: Common expenses: $ 5316.00 ($443.00 X 12) Big Wall Lane Maintenance: $ 400.00 Snow Removal: $ 1600.00 Total: $ 7316.00 Big Wall Lane Reserve Fund $ 2400.00 ($200.00 per lot) Grand Total: $ 9716.00 : by 12 = $809.66 roundup to $810
School Creek Road Proposed 2025 Assessment: $443.00
Big Wall Lane Road 2025 Proposed Assessment: $810.00

2024-2025 Snow Removal. Following discussion, Glen Golden agreed to remove snow on BWL for 2025. Glen had concerns regarding the condition of BWL and the possibility of damaging his blade in the process of removing snow. Ron stated he had briefly discussed with Lonnie Bolin to determine his availability for grading BWL in the near future. Glen stated that he would raise the blade on his equipment as a precaution to avoid any damage to the blade.

Big Wall Lane Maintenance. It is evident that Big Wall Lane needs to be maintained. Several individual's names were brought forward as possibilities to do this work, and included Eric Andreatta, Lonnie Bolin, David Stephan, Goemmers and Warrens. The Nielsen's offered to contact the aforementioned individuals to determine their availability, capability, and costs to grading BW in its entirety.

Big Wall Front Gate Keypad. Prutch's Garage Door, Pueblo, CO installed a new key pad at the front gate. New key fobs have been ordered, a new key code will be established and key fobs programmed once the home construction on BWL has been completed.

Big Wall Lane snow fences. Following discussion, it was decided that four rolls of snow fence will be purchased and placed where most needed on Big Wall Lane.

Weed Management. Mary stated that she would contact Kelly Bjorum, owner/operator, Southern Colorado Weed Management, to determine her interest and availability in contracting with HITWRanch for 2025 weed eradication. Glen Golden asked the status of Ms. Bjorum report findings for each lot; this report was part of the 2024 contract with HITWRanch. Mary stated she will query Kelly about the report.

New Business. HITWRanch Covenant Review-Next Steps.
Several responses were received regarding specific recommendations to add/change/delete parts of the Covenants. Following discussion, it was decided to table the "Covenant Review" process for a while. The review process is time consuming, tedious, and costly. The HITWRanch will discuss next steps at the first Board meeting in 2025. It was additionally noted that the HITWRanch Bylaws also need to be reviewed and updated.

The HITWRanch annual meeting adjourned at 12:30 p.m.

Board of Director's Meeting/Election of Officers.

Mary called the meeting to order at 12:40 p.m.

Review of current board membership and terms was conducted.

Current Slate	Term	
Mary White, President	2 year term through 2026	
Perry Eaton, vice president	3 year term through 2025	
Nancy Nielsen, secretary/treasurer	2 year term through 2026	
Patrick McLoughlin, member at large	3 year term through 2025	
Tim Gripka, member at large	3 year term through 2025	
Lola Spradley, member at large	2 year term through 2026	
Glen Golden, member at large	2 year term through 2026	

Nancy N. made a motion to approve slate of offers; Lola S. seconded the motion. Motion passed unanimously.

2025 Tentative Meeting Dates:
Saturday, February 15, 2025, 10:30 a.m.
Saturday, May 10, 2025, 10:30 a.m.
August, 9, 2025, 10:30 a.m.

Meeting adjourned at 1:00 p.m.

/nn