



WEST HATCHET RANCH PROPERTY OWNERS ASSOCIATION
BOARD MEETING MINUTES
FEBRUARY 16, 2022

Attendance: John Aggson, Dick Class, Robert Payne, Cynthia Alvidrez, Cindy Lempp
Guests: Lee Schermerhorn, Kim Alvarado

Call to Order: Meeting called to order at 6:34 by John Aggson at the home of Cindy Lempp

Road Committee Report: Lee Schermerhorn presented the recommendations found by the Road Committee.

- Road material is available from the Apache pit and 500 ton of material has been requested to be held for West Hatchet Roads.
- There was discussion about “trouble spots” (badly rutted and washboarded) on Lower Meadow Drive hill, Upper Meadow Drive and South Lane. Additionally, the first section of Muddy Creek Rd. from the entrance to the bridge also needs attention.
- A Road Committee recommendation, Project #1, was presented to the Board

Treasurer Reports:

- Financials were presented by Alvidrez
- Status on WHRPOA dues were presented along with a letter to be sent out for delinquent payments.
- Tax Year Reporting period change discussion was postponed until next month’s meeting to gather more discussion information.

Motion to approve Treasurer Report made by Payne, 2nd by Class. AIF

Consent Agenda:

- January Board Meeting Minutes were approved by Aggson, Payne and Lempp.
- A welcome packet was delivered to Lot 56.
- The Amendment raffle winner check was mailed out to Lot 19.
- Lot 8 will be keeping the Board abreast of their construction progress. Discussion was presented to send an out of compliance letter to the contractor. Currently, Lot 8 contractor is in covenant violation of Section 2.5 re: construction completion. A covenant violation Good Neighbor Letter will be sent out to the contractor.
- Further discussion revealed that Lot 11 may also be in violation of length of construction timing. The building permit will be researched to determine violation.
Motion was made by Alvidrez, 2nd by Payne to send out a covenant violation Good Neighbor Letter to

Lot 8. AIF.

Motion by Payne, 2nd by Aggson to approve Consent Agenda. AIF.

Old Business:

- Road Committee report - The Board agreed to approve Project #1 presented by the Road Committee. This would include temporary grading on Lower Meadow hill and the first 500 ft. of South Lane due to badly rutted and washboarded areas. The grading work will be performed by Mike Williams at a cost of \$300.00 - \$400.00.
- Suggestion was made to investigate the front of Lot 52 for a culvert. If there is not a culvert there or it is not working properly, measures may need to be taken to prevent water run off onto lower Meadow Drive hill.
- A partial inventory of appurtenances was given by Payne of 86 culverts and 2 cattle guards. The value of the snowplow truck and snowplow is to be determined.
- Street sign update was presented by Class and Payne. Estimated costs and designs were discussed. More information is to be presented for a final estimate.
Motion was made by Aggson, 2nd by Alvidrez to agree on the color brown for 4 single signs and 2 double signs and 6 posts. AIF.

New Business:

- Snow Plow Driving was discussed. Brian Ashley retired from the snow plow driving. Recruiting and training a new driver was discussed. A Facebook post will be made explaining the duties and requirements for the snow plow driver. In the interim, Payne will be the temporary snowplow driver.
- Snow Plow Insurance information was presented. A quote was recommended including liability, comprehensive & uninsured motor vehicle coverage. And as soon as the new snowplow driver is determined, their name will be instated onto the policy.
- DORA membership was discussed and more information will be researched.
Motion was made by Payne, 2nd by Class to move forward with the quote presented for snowplow truck and driver insurance. AIF.

Next Meeting Scheduled:

- Next Meeting will be at the home of Robert Payne on March 16, 2022 at 6:30pm.

Meeting Adjournment:

- Meeting adjourned at 8:30pm. Motion made by Payne, 2nd by Aggson.

Actions on New Business:

- Email sent to Road Committee accepting Project #1 proposal by the Board - Lempp
- Send covenant violation Good Neighbor Letter to Lot 8 contractor for violation of Section 2.5 re: construction completion - Lempp
- Research Lot 11 building permits to determine if Lot 11 is also in violation of Section 2.5 construction completion - Alvidrez
- Gather more information on tax year reporting period changes - Aggson

- Present additional information re: double sign letter size for final estimate - Class
- Post information on Facebook Webpage regarding Snow Plow Driver - Payne

Financial reports are not posted on the webpage. Property owners may request a copy by contacting Cynthia Alvidrez at 303-961-4699 or email request to westhatchetranch@hotmail.com

Respectfully submitted by Cindy Lempp - Board Secretary



Date 1/31/22 Page 1
Primary Account XXXXXXXXXXXX4883

RED CREEK RANCH AT HATCHET
6100 MEADOW DR
PUEBLO CO 81004-9748

Account Title: RED CREEK RANCH AT HATCHET

TOTALLY FREE BUSI NESS CHECKI NG		Number of Enclosures	2
Account Number	XXXXXXXXXXXX4883	Statement Dates	1/01/22 thru 1/31/22
Previous Balance	16,920.54	Days in the statement period	31
2 Deposits/Credits	5,000.00	Average Ledger	20,112.47
1 Checks/Debits	75.00	Average Collected	20,112.47
Service Charge	.00		
Interest Paid	.00		
Ending Balance	21,845.54		

1/06 DDA Regular Deposit	.00	3,000.00	19,920.54
1/18 DBT CRD 1044 01/17/22 75891191	75.00-	.00	19,845.54
CORNER STORE #4062			
COLORADO CITYCO C# 0310			
1/21 DDA Regular Deposit	.00	2,000.00	21,845.54

1. DATE
2. NAME
3. ADDRESS
4. CITY
5. STATE
6. ZIP



DEPOSIT

1. Name

2. Address

3. City

4. State

5. ZIP

STATEMENT FOR DEPOSIT OF FUNDS

DATE 1/1/06
NAME Fred Oakes, Bank of America
ACCOUNT NUMBER

1034883

AMOUNT \$

3000.00

010210050912

01

DDA Regular Deposit Date: 01/06 Amount: \$3,000.00

1. DATE
2. NAME
3. ADDRESS
4. CITY
5. STATE
6. ZIP



DEPOSIT

1. Name

2. Address

3. City

4. State

5. ZIP

STATEMENT FOR DEPOSIT OF FUNDS

DATE 1/21/06
NAME Fred Oakes, Bank of America
ACCOUNT NUMBER

1034883

AMOUNT \$

2000.00

010210050912

01

DDA Regular Deposit Date: 01/21 Amount: \$2,000.00

Red Creek Ranch @ Hatchet POA, Inc
Profit & Loss Budget vs. Actual
January 2022

	<u>Jan 22</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
120 - Cattle Lease	0.00	3,850.00	0.0%
Parcel Assessments			
200 - Common Assessments	8,975.00	9,750.00	92.05%
205 - Special Assessments	8,975.00	9,750.00	92.05%
230 - Transfer Fees	200.00		
Total Parcel Assessments	<u>18,150.00</u>	<u>19,500.00</u>	<u>93.08%</u>
Total Income	<u>18,150.00</u>	<u>23,350.00</u>	<u>77.73%</u>
Allowance for Doubtful Accounts		-300.00	
Gross Income	18,150.00	23,050.00	78.74%
Expense			
600 - Road Maintenance			
620 - Grading of Roads	0.00	0.00	0.0%
621 - Road Material Toppings	0.00	0.00	0.0%
622 - Trucking	0.00	0.00	0.0%
623 - Culvert Maintenance	0.00	0.00	0.0%
624 - Bridge Repairs	0.00	0.00	0.0%
625 - Post, Reflectors, & Signs	0.00	500.00	0.0%
630 - Cattle Guard	0.00	0.00	0.0%
630 - General Repairs & Mainten	0.00	0.00	0.0%
600 - Road Maintenance - Other	0.00	15,500.00	0.0%
Total 600 - Road Maintenance	<u>0.00</u>	<u>16,000.00</u>	<u>0.0%</u>
700 - Snow Removal			
710 - License Plate	0.00	130.00	0.0%
711 - Auto Insurance	0.00	215.00	0.0%
713 - Fuel	75.00		
700 - Snow Removal - Other	0.00	1,155.00	0.0%
Total 700 - Snow Removal	<u>75.00</u>	<u>1,500.00</u>	<u>5.0%</u>
800 - Administrative Expense			
810 - Accounting & Legal	0.00	50.00	0.0%
811 - Liability Insurance	0.00	809.00	0.0%
813 - Postage	0.00	300.00	0.0%
815 - Annual Meeting	0.00	100.00	0.0%
816 - Office Expenses	0.00	200.00	0.0%
817 - Miscellaneous Expenses	300.00	481.00	62.37%
820 - Legal Fees	0.00	1,000.00	0.0%
825 - Business License SOS	0.00	10.00	0.0%
830 - Unallocated Carryover	0.00	4,370.54	0.0%
Total 800 - Administrative Expense	<u>300.00</u>	<u>7,320.54</u>	<u>4.1%</u>
Total Expense	<u>375.00</u>	<u>24,820.54</u>	<u>1.51%</u>
Net Ordinary Income	17,775.00	-1,770.54	

Other Income/Expense

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Other Income/Expense

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2/16/22

West Hatchet Ranch POA
6100 Meadow Drive
Pueblo, CO 81004

pg. 7

6:07 AM
02/16/22

Red Creek Ranch @ Hatchet POA, Inc
A/R Aging Summary
As of February 28, 2022

	<u>TOTAL</u>
Red Creek Ranch @ Hatchet POA, Inc	
Lot 06 - 3600010006 Potestio	300.00
Lot 10 - 3600010010 Huegele	50.00
Lot 28 - 3600010029 Eyestone	2,457.00
Lot 40 - 3600010041 Nicholas	300.00
Lot 54 - 3600010055 Bowers	300.00
Total Red Creek Ranch @ Hatchet POA, Inc	<u>3,407.00</u>
TOTAL	<u><u>3,407.00</u></u>

5:34 AM
02/16/22

Red Creek Ranch @ Hatchet POA, Inc
Statement of Cash Flows
January 2022

	Jan 22
OPERATING ACTIVITIES	
Net Income	-374.74
Adjustments to reconcile Net Income to net cash provided by operations:	
Accounts Receivable	5,000.00
Net cash provided by Operating Activities	4,625.26
Net cash increase for period	4,625.26
Cash in Bank at Beginning of period	31,728.14
Cash in Bank at end of period	36,353.40