

Midway Ranches Property Owners Association
MINUTES – REGULAR BOARD OF DIRECTORS MEETING
January 18, 2010

1. Meeting Called to Order
At 6:04 P.M. meeting was called to order by President Jack Arrington.
2. Fire District Meeting
On December 15th Jack Arrington, Al Aldecocea, Ed Kirkowski and Arlen Mathies attended the meeting in Pueblo with the Pueblo County Planning Commission where our fire district plan was unanimously approved. 01/19/10 is the hearing with the Board of County Commissioners in the Commissioners' Chambers of the Pueblo County Courthouse. Arrangements were made to meet at Jack's house at 8:15 a.m. and carpool to attend the meeting and show the boards support of the new fire district formation.
3. Water System Projects
The members of the board came up with several questions pertaining to the water system projects, refinancing the loan and how these changes will affect our association. Jack will send an email to Gary Smith, President of the Wigwam Mutual Water Company, to schedule another meeting to have our questions answered so we can make an informed decision on rather or not to continue forward with refinancing our loan for the water system additions and improvements.
4. Containment of Trash Violations
Properties on Salt Cedar West and Quail Rd have been identified as having uncontained trash blowing around. We've gathered the needed information to compose a letter and we will be sending out the letter to anyone in violation as a first step in getting the property owners in compliance.
5. Resume Requests for upcoming elections
We will be sending out a request in the February newsletter for resumes of individuals wanting to serve on the board of directors. Jack Arrington's position is the only one up for reelection and Jack has decided to run for a second term. It was agreed that we will send out the election ballots and proxies with the April water bills.
6. Collection of Overdue Accounts
At the last board meeting we agreed to send accounts with overdue balances exceeding \$1000 to collections. Jack reviewed the accounts with our Treasurer and determined that all those property

owners are either in foreclosure or already being pursued. The board voted to revise the motion and have accounts with balances over \$500 sent to collections as a revised starting point in recovering money owed to MRPOA. Once we see results on those accounts, we will begin turning over the rest of the accounts to collections.

7. Fire District Updates

AI held off on ordering house number signs until we can review the budget allotted for the formation of the new fire district. Once we have verified that the budget has the funds available, AI will be investigating house number signs to be placed at the major intersections to assist emergency services in locating the properties. The board voted at the last meeting and approved the ordering of the new signs and the funding will come out of the fire district funding.

8. Road Maintenance & Repairs

Routine graveling will be performed on some problem areas on Salt Cedar West and at the end of Young Hollow Road in front of lot #20. There was a set back in obtaining the needed gravel and Jack is sending a letter to Tim Ward for resolution. Arlen will be calling our road grader driver to request he also remove the washboard between Salt Cedar East and Pronghorn. AI proposed that we should purchase a "No Outlet" sign to be placed on the El Paso county side before entering our development. This would minimize unnecessary traffic that is trying to access Pueblo and Pueblo West through our development. The board voted at the last meeting and the "No Outlet" sign will be purchased. As a side item, AI is still looking into a flashing light that will alert travelers of oncoming traffic on the sharp corner just inside the blue gates. AI will present his findings to the rest of the board.

9. Annual Meeting Minutes Transcription

Jack is getting the tapes back and AI has located an individual who is willing to transcribe the meeting minutes from the General Meeting that was held on May 29th.

10. Newsletter Items from the Board

- a) Remind property owners of their responsibilities and legal obligation in keeping their animals, including but not limited to cattle, horses and dogs, contained and under control.
- b) Past due MRPOA bills will be submitted to a collection agency for collection of funds owed.
- c) Resumes to be requested for individuals interested in running for

- an open position on the Midway Ranches Board of Directors.
- d) Request property owner's pickup and contain their trash.
 - e) Ask members of the association to alert the board of covenant violations that can be reviewed by the board of directors

11. Meeting Adjourned

Motion made by Arlen Mathies to Adjourn, Seconded by Kathleen Darnell. Meeting was adjourned at 7:49 P.M.

Respectively submitted,

Arlen Mathies, Vice-President