

**Midway Ranches Property Owners Association**  
MINUTES – REGULAR MEETING  
May 21, 2010

1. Meeting Called to Order:

At 6:31 P.M. President Jack Arrington called the meeting to order.  
In attendance were:  
All 5 Board of Directors: President - Jack Arrington, Vice-President – Arlen Mathies, Secretary – Margaret Tiegen, Member At Large – Al Aldecocea and Member At Large – Kathleen Darnell  
1 Special Guest: Kathy Wolfe representing the Hanover Fire Board  
17 Property Owners and Guests
2. Agenda

Arlen made a motion to approve the 2010 Annual Meeting Agenda; Second by Margaret and the motion was brought to a vote and passed.
3. 2009 Meeting Minutes

Motion made by Arlen to approve the 2009 Annual Meeting Minutes as written; Second by Al and the motion voted on and passed.
4. Financial Report

The Financial Report was read by Tim Ward. He also briefly informed the members of water system upgrades that are scheduled to begin this Fall. Among those upgrades were fire hydrants along Young Hollow, an additional storage tank on Antelope Rd and the implementation of the 2<sup>nd</sup> water well. Arlen made a motion to approve the Financial Report; second by Margaret and the motion was brought to a vote and passed.
5. Fire District Progress

Al gave a short description of the Fire District, our progress to date and informed the members that our next step is to go to District Court the first of June to file a petition to make us a fire district. Al provided the petitions to be signed following the meeting and indicated that the members must be a registered voter in the state of Colorado and also provided the materials for getting registered if they weren't currently registered. Jack opened up the issue for discussion by the members and the board fielded questions pertaining to the necessity of the fire district formation, associated costs and placement of the fire hydrants.
6. Board of Directors Accomplishments

Jack opened the floor to discussions on the accomplishments of the Board of Directors and the following issues were discussed:

- a. Website and the availability of information on the site
- b. Road maintenance/repairs and how they handled
- c. Southern Colorado Delivery System and how it will affect the property owners during and after construction.
- d. Fire District contract with Hanover Fire Protection District, Number range signs implemented, Approval from Pueblo Regional Planning and Board of Pueblo County Commissioners.
- e. Speed Limit, No Outlet and Keep Right signs put up for safety concerns and awareness on our roads.
- f. Water Service Upgrades and the benefits of them
- g. Liability Insurance for common property and board of directors
- h. Identifying and creating needed documentation to meet Colorado State Laws for Homeowners Associations.

Discussed 2 items as side notes to the accomplishments:  
Cleanup of 3 lots currently under formal litigation and 1 additional property located at the entrance of the association.

Hunting within the community and legalities of it

7. Elections

Jack Arrington's term on the board was up. Arlen collected the ballots from the membership and combined them with the ballots and proxies that were mailed in. The votes were counted by Arlen, then recounted by Margaret and Al. Jack won the election and retained a position on the board of directors.

8. New Business

Jack opened the floor for any new business and no new business was presented.

9. Meeting Adjourned

Al made a motion to adjourn; second by Arlen and the motion was placed to a vote and passed. Meeting Adjourned at 8:00 P.M.

Respectively submitted,

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Arlen Mathies  
Vice-President