

**Santa Fe Trail Ranch  
Metropolitan District  
Board Meeting  
May 5, 2004, 4:30 PM  
109 West Main St., Trinidad, CO**

<b>Board members</b>	<b>Guests</b>
Jim Davis	Mike Shelton
Tom Stephens	Robert T. Scott
Will Potter	Michelle Minion
John Woods	
Dennis Scott	

1. Meeting was called to order at 4:33 pm by Jim Davis.
2. All Directors were present, a quorum was declared.
3. Jim Davis certified posting of Notice of Meeting on April 2, 2004.
4. Minutes of December 22, 2003 Board Meeting were reviewed and discussed. Dennis Scott initiated discussion of the role of the Colorado Department of Local Affairs and its relationship to the Metro District. The Board discussed the filing of the annual budget with DOLA and the County=s collection of delinquent Metro payments. Will Potter moved to approve the minutes and John Woods seconded. Motion passed unanimously.
5. The Board reviewed the report of the Water Committee presented by Mike Shelton and considered the Committee=s recommendation to switch contractors for completion of the water system work. Will Potter moved to accept the report and approve the recommended change of contractor. John Woods seconded and the motion passed unanimously.
6. The Board reviewed the proposed contract with the new contractor, Robert Nelson and Sons Excavating, LLC. Mike Shelton and Robert T. Scott explained the defined Ascope of work@ in the contract. Mike Shelton also discussed the coordination of Nelson=s work with the support of Mike Healey, the contact person working with us from Clyde Young Co., our consulting engineer. It was agreed that the contract would remain simple and direct in structure and allow for amendments to further and more specifically define certain specifications that may be found necessary. Dennis Scott moved that the proposed contract be adopted and prepared for execution. John Woods seconded and the motion passed unanimously.
7. The Board reviewed the financials for the District as of April 1, 2004. It was reported that 35 % of the properties took advantage of the lump sum payment option on the completion loan debt service, 48% chose and made the annual payment option and 17% had not yet responded.. Unless payment is received, plus accrued fees, they will be submitted to the County for collection after July 31, 2004. The first payment to International Bank on the completion loan, for interest only on the amount drawn is

due on April 17, 2004. The District received a notice of payment of both principal and interest due on April 8, 2004. International Bank has been notified of the error and will correct it.

8. New Business:

- A. Tom Stephens is working on a document on disinfection, the periodic use of cisterns and the use of new cisterns. Tom is doing this in coordination with the request of the Division of Water Quality in Pueblo for an educational program for property owners.
- B. Robert L. Scott has changed locks on areas needing to be secured.
- C. The Water Committee continues to explore opportunities for advanced leak detection equipment, but cannot predict the outcome.

9. Other Business: None

10. John Woods motioned to adjourn and Tom Stephens seconded. Passed Unanimously.