



## President's Report

Ghost River Ranch (GRR) incorporates over 5000 acres, sixteen miles of roads, 155 lots, stunning scenery, solitude and amazing history. GRR is also a Property Owners Association (POA) where property owners must become a member, and therefore must obey the governing documents including Articles of Incorporation, Covenants, Conditions and Restrictions and By-Laws, which have specific limitations on property owners. Roads need to be repaired and maintained, snow needs to be plowed, culverts need to be maintained, grazing leases need to be updated, cows need to be watered, dues need to be collected, compliance needs to be upheld, budgets need to be implemented and bills need to be paid.

The Board of Directors (BOD) has been meeting on a regular basis to familiarize ourselves with governing requirements and procedures to best utilize the budget and move forward to meet GRR's needs. We have also had meetings with adjacent POA officials, Huerfano County Law Enforcement, Code Enforcement and one County Commission. County officials were quite receptive to answer questions and concerns and are willing to attend some GRR meetings to directly answer property owners concerns.

*Agenda items being discussed are the following:*

### Road Maintenance

Bids have been sent to three contractors to get an estimate on regular maintenance of the roads two to three times a year.

### Agriculture Grazing Exemption

Efforts are underway to extend the grazing lease and to find additional water sources for cattle to water and spread grazing out to additional acres of the ranch.

### Garbage Dumpster Placement

Discussion is ongoing about a Spring cleanup where several large dumpsters could be placed for property owners use.

### Compliance Issues

Having individual meetings with non compliant property owners to develop a plan moving forward to best meet covenant compliance.

I would like to thank Barb Dickey and Debbie Oborny for their hard work and dedication to getting the new BOD up and running. It has been a real learning experience for all of us. Please plan on attending the quarterly meetings, or send suggestions and ideas to the BOD. Your input to help provide a solution to the ever pressing needs of GRR is appreciated.

Gib Rokich  
President of Ghost River Ranch POA

## Property Owners' Association Notice of Board of Directors Meeting

Saturday, April 16 at 10am  
Greenhorn Valley Library, Charles Burns Community Room  
4801 Cibola Drive, Colorado City, CO 81019

A virtual meeting will also be set up for members to either join via video or phone. A link will be sent to all members who have shared their email address. If you would like an invitation and did not receive one, please contact Debbie Oborny at daoborny@aol.com. If you have any questions, please contact one of the Board members.

### Agenda

#### Introductions & Call to Order

#### Reports

- Treasurer/Financials
  - 2021 Income/Expense Statement
  - 2022 Budget Ratification
    - Capital/Reserve Fund
  - Jan-Feb 2022 Income/Expense Statements
  - Summary of Funds
  - Annual Assessments Report
- Road Report
  - Road Maintenance Binder
  - Bids
  - Maintenance Schedule
- Media Report
  - Newsletter
  - Website
  - FaceBook

#### Unfinished Business

- Grazing Lease
  - Water for Cows
- Compliance
  - Rules, Regulations, Policies, Laws, County Code, Ordinances, Permits, etc. See [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com)

#### New Business

- Spring Clean Up Event
- Annual Election
  - Position for BoD – 2 year term
  - Voting Rights -Contract Seller vs. Contract Buyer
  - Suspension of Voting Rights

#### Member Concerns/Comments/Discussion

#### Approval of Minutes

#### Adjournment



**Ghost River Ranch POA  
BUDGET REPORT & FINANCIAL REVIEW 2017-2021**

Fiscal Year January 1 - December 31  
By: Debbie Oborny, GRR POA Secretary/Treasurer

	Actual 2017	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Budget 2022
<b>INCOME:</b>						
Annual Assessments Expected (\$250 x 155 lots)	\$ 27,125	\$ 27,125	\$ 27,125	\$ 27,125	\$ 27,125	\$ 38,750
Past Due Collected	\$ 3,470	\$ (1,215)	\$ 2,850	\$ 8,060	\$ 5,547	\$ 2,000
<b>TOTAL RECEIVED</b>	<b>\$ 30,595</b>	<b>\$ 25,910</b>	<b>\$ 29,975</b>	<b>\$ 35,185</b>	<b>\$ 32,672</b>	<b>\$ 40,750</b>
Grazing Lease	\$ 839	\$ 1,605	\$ 2,501	\$ 2,209	\$ 1,833	\$ 2,670
<b>TOTAL INCOME:</b>	<b>\$ 31,434</b>	<b>\$ 27,515</b>	<b>\$ 32,476</b>	<b>\$ 37,394</b>	<b>\$ 34,505</b>	<b>\$ 43,420</b>
<b>EXPENSES:</b>						
Bank Fees	\$ 37	\$ 3	\$ 12	\$ -	\$ -	\$ -
CPA Fees - Annual election	\$ -	\$ -	\$ -	\$ -	\$ 700	\$ 400
CPA Fees - Tax return	\$ 324	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Filing Fees	\$ 10	\$ 60	\$ 10	\$ 10	\$ 10	\$ 49
HOA Leader Subscription	\$ -	\$ -	\$ -	\$ 238	\$ 138	\$ -
Insurance	\$ 1,023	\$ 1,023	\$ 1,048	\$ 831	\$ 923	\$ 1,100
Legal Fees	\$ 410	\$ 3,417	\$ 6,375	\$ 9,217	\$ 8,697	\$ 3,500
Collection Fees	\$ -	\$ -	\$ -	\$ 1,757	\$ -	\$ -
Lien Fees	\$ 438	\$ 72	\$ 49	\$ 52	\$ 18	\$ 100
Mail Cluster Box	\$ 1,332	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 300	\$ -	\$ 225	\$ 250	\$ 75	\$ 75
Office Supplies	\$ 354	\$ 349	\$ 270	\$ 154	\$ 288	\$ 600
PayPal Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Postage	\$ 290	\$ 160	\$ 341	\$ 165	\$ 426	\$ 500
QuickBooks	\$ -	\$ -	\$ -	\$ 48	\$ 340	\$ 545
Roads: (\$38,551)						
Road Gate North End	\$ -	\$ -	\$ -	\$ -	\$ 380	\$ -
Road Gate South End	\$ -	\$ -	\$ -	\$ -	\$ 1,266	\$ -
Roads - Mowing	\$ 850	\$ -	\$ -	\$ -	\$ 1,165	\$ 600
Roads - Repair/Maintenance	\$ 33,656	\$ 13,681	\$ 11,732	\$ 17,554	\$ 25,214	\$ 36,351
Roads - Signs	\$ -	\$ 258	\$ 1,444	\$ 844	\$ -	\$ -
Roads - Snow Removal	\$ 1,550	\$ 813	\$ 1,200	\$ 2,282	\$ 1,630	\$ 1,600
Spring Clean Up Event	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Water for Cattle	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ 1,000
Website	\$ 288	\$ 25	\$ 388	\$ 220	\$ 384	\$ 400
<b>TOTAL EXPENSES:</b>	<b>\$ 40,862</b>	<b>\$ 20,361</b>	<b>\$ 23,594</b>	<b>\$ 32,365</b>	<b>\$ 44,086</b>	<b>\$ 50,420</b>
Capital Reserve:						\$ 7,000
						\$ 43,420
<b>PROFIT OR LOSS:</b>	<b>\$ (9,428)</b>	<b>\$ 7,154</b>	<b>\$ 8,882</b>	<b>\$ 5,029</b>	<b>\$ (9,581)</b>	<b>\$ -</b>

Used the bank statements to figure the Income/Expenses for years 2017-2021

\*\*\* Added the 2021 Expenses paid in 2022 to the 2021 Actual totals

\*\*\* For 2021 Legal/Collection Fees used the fees Incurred for 2021

\*\*\* And added \$910 to Income Collected for Collections to 2021 - Paid to GRR POA in 2022

The cost will rise since we are holding quarterly meetings & issuing newsletters for:  
Office Supplies & Postage

# ANNUAL DUES

As a reminder, please pay your Annual Dues. After February 28, 2022, a \$50 late fee applies plus 21% interest per annum.

\$300 (\$250 + \$50 Late Fee) Payable to Ghost River Ranch POA

Mail to: c/o Debbie Oborny  
320 Morning Star Rd  
Rye, CO 81069

The Association will make a good faith effort to coordinate with the Owner to set up a payment plan to pay off a deficiency in equal installments over a minimum period of six months or such longer period as authorized by the Board of Directors. Please contact Debbie Oborny at daoborny@aol.com or 720-837-7774. If annual assessments are not settled, member voting privileges will be suspended.



## Property Taxes Change for Grazing Rights on The Ranch

Effective 2014, Colorado Legislature changed the status of rural properties from AG to residential, unless the property is actively involved in AG. Since Ghost River Ranch POA has administered and leased the grazing rights on the ranch, the rules changed on tax status of rural land.

This change resulted in an increase in taxes on a 35 acre parcel from \$26 per year to \$300-\$500 per year, if you have a Grazing Lease Authorization form on file with the county. Each property without a current authorization form, will be assessed based on sales of similar properties in the area. Under this law, the residence (when built) and two acres are classified as residential and the remaining property can still be included in the grazing lease.

To check if you have a current Grazing Lease Authorization form on file, please call the Huerfano County Assessor's office at 719-738-3000 ext 504 or visit their office at 401 Main Street, Suite 205, Walsenburg, CO.

If you need a Grazing Lease Authorization form, please visit our website at GhostRiverRanchPOA.com. (Documents - Grazing Lease POA) Complete the form and submit to Bruce Quintana, Huerfano County Assessor's Office, 401 Main St., Walsenburg, CO 81089. All owners of record will need to sign and date.

This authorization shall remain in effect until terminated, by the property owner, in writing to the GRR BoD or the property is sold or otherwise transferred to another individual, individuals or entity. All lot owners agree to maintain access to the property in accordance with the terms contained within the grazing lease.

### Ghost River Ranch Property Owners Association

#### Income & Expense Statement January 1, 2021 - December 31, 2021

Beginning Bank Balance 1/01/2021	\$32,893
Ending Bank Balance 12/31/2021	\$27,121
<b>Net Loss</b>	<b>&lt;\$5772&gt;</b>

**Income:**

Member Dues/Fees	\$32,287
Grazing Lease	\$1,833

**TOTAL INCOME/GROSS PROFIT** \$34,120

**Expenses:**

CPA Fees - Tax Returns	\$500
Filing Fees	\$10
HOA Leader (subscription, webinars)	\$138
Insurance Premium	\$923
Legal Fees	\$6,255
Collection Fees	\$1,692
Lien Fees	\$18
Office Supplies	\$86
Postage	\$275
QuickBooks	\$340
Road Gate North End	\$380
Road Gate South End	\$1,266
Roads - Mowing	\$1,165
Roads - Snow Plow	\$1,630
Roads - Repair & Maintenance	\$25,214

**TOTAL EXPENSES** \$39,892

**NET OPERATING LOSS** <\$5772>



## Get Paid to Provide Water to the Cows

Ghost River Ranch (GRR) maintains an agricultural tax status on many of the private parcels of property on the ranch by having a contract to allow cattle grazing. This agricultural tax status benefits property owners by reducing annual property taxes considerably to those who participate.

GRR is currently looking to provide additional water sources to facilitate the contract and to utilize the grazing opportunity on more acres of the ranch. GRR would pay \$250.00 to property owners who may be willing to participate in providing water on their property. The grazing contract owner would provide all equipment, materials and labor to establish the water source from an existing well. Property owners who participate could also utilize the water source for their own livestock.

The local Natural Resource Conservative Service (NRCS) also has a cost share program that is offered to property owners who may be willing to drill a new well on their property for cattle water. The contract would be between the interested property owner and the NRCS, not GRR.

If anyone is interested in participating in providing additional water sources for grazing cattle, or has questions please contact one of the board members for additional information.

## WHO WE ARE - Board of Directors

### Gib Rokich, President

gibrokich@gmail.com 801-647-5534

### Barbara Dickey, Vice-President

badcad48@aol.com 719-582-0153

### Debbie Oborny, Secretary/Treasurer

daoborny@aol.com 720-837-7774

Website: [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com)

Facebook Page: [Ghost River Ranch Colorado](#)

Mailing Address: 320 Morning Star Rd, Rye, CO 81069

*Please check our website frequently as we are in the process of updating and redesigning.*

## GRR POA Board Vacancy

The term of our Vice President, Barbara Dickey, expires at the end of August 2022. If anyone is interested in serving on the Board, please submit a letter of interest to Debbie Oborny, Secretary/Treasurer at [daoborny@aol.com](mailto:daoborny@aol.com). More information will follow as we near the annual meeting in August.

## CLEANUP DUMPSTERS COMING TO GHOST RIVER!

The Board of Directors of Ghost River Ranch will be leasing several rolloff dumpsters this spring. These will be strictly for the use of our members and will be placed at several locations on Ghost River Ranch for your convenience. So if you have "stuff" sitting around the property that you have been wanting to haul off, this is your opportunity. We are asking all members to be honest about disposing of items that shouldn't be dumped. A complete list of what cannot be dumped will be posted on the Ghost River Ranch website, <http://www.ghostriverranchpoa.com>, prior to the arrival date in spring. Your dues at work! *Thank you!*

## ROAD TRIP

On Sunday, January 30th the Ghost River Ranch board of directors and an experienced road maintenance person drove across the accessible 16 miles of roads to see for themselves their condition. The board was schooled in what is wrong with the roads, and what work would be needed to bring them to a suitable state.

Gib has since asked for estimates from three different companies for the road care in the ranch. Once the estimates are received the BOD plans to choose a company to repair and maintain the accessible 16 miles. Roadwork should begin this spring.

*PLEASE opt-in for an electronic version of the newsletter to save the association money. Please send your email address to Debbie Oborny, [daoborny@aol.com](mailto:daoborny@aol.com), to opt-in.*

## SNOW PLOWING

**The roads will be  
plowed when we  
have a minimum  
of 4" of snow.**



## Ghost River Ranch POA Governing Documents

The Board of Directors has been working with legal counsel, Jerry Orten, of Orten, Cavanagh & Holmes, LLC. The POA is compliant with Colorado Statutory requirements regarding HOAs and POAs. We strongly encourage you to take a few minutes and read through our governing documents posted at [www.GhostRiverRanchPOA.com](http://www.GhostRiverRanchPOA.com).

In addition to these documents, each owner shall be entitled to the exclusive ownership and possession of his Parcel in accordance with all applicable county ordinances and zoning requirements.

No Person shall do anything or keep anything on a Parcel which would be in violation of any statute, rule, ordinance, regulation, permit or other requirement of any governmental body.

Parcels shall not be used for any purposes contrary to or in violation of any pertinent zoning ordinance(s).

The provision of these governing documents shall be in addition and supplemental to all other applicable provisions of law.

### Declaration of Covenants, Conditions and Restrictions

#### Key Elements

**Section 7.02 Manufactured Housing.** No single-wide (less than twenty-four feet wide) manufactured housing shall be allowed on any Parcel at any time. Manufactured modular housing is permitted with prior review and written approval of plans by the Association in accordance with Association guidelines, and with a roof pitch of not less than 5:12.

**Section 9.02 Noxious, Offensive, Hazardous or Annoying Activities.** No noxious or offensive activity shall be carried on upon any part of a parcel nor shall anything be done or placed on or in any part of a parcel which is or may become a nuisance or cause disturbance or annoyance to others. No activity shall be conducted and no improvements shall be made or constructed which are or might be unsafe or hazardous to any person or property. No sound shall be emitted which is unreasonably loud or annoying. No odor shall be emitted which is noxious or offensive to others.

**Section 9.03 Unsightliness.** No unsightliness or waste shall be permitted on or in any part of a parcel.

**Section 9.04 Livestock and Poultry.** If any animals, livestock or poultry of any kind are raised, bred or kept on any parcel, said parcel shall be fenced so that the same will not encroach on any other parcel. We reserve the right to graze cattle on parcels unless the owner(s) have installed fencing around such parcels. No commercial dairy operations, feed lots or hog operations shall be allowed on any parcel.

**Section 9.07 Vehicles.** No unlicensed, damaged or unsightly vehicles shall be kept, stored, parked or maintained upon a parcel, except in a garage or workshop.

**Section 9.10 Access.** No parcel owner shall build or cause to be built a fence eliminating access to the easements for utilities and roadways within the property.

**Section 9.11 Sewage Disposal.** Sewage disposal shall be effected by means of individual septic tanks and shall be installed at the expense of and by the parcel owner. All septic tanks and disposal fields shall be approved by the appropriate county health department and officials.

**Section 9.14 Disrepair.** No owner shall permit any portion of a parcel to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive conditions.

**Section 9.15 Commercial Operations.** No owner shall allow or permit a parcel to be used, in whole or in part, for any kind of commercial or industrial operations. This prohibition shall not apply to home-based professional services, agricultural or ranching use in compliance with Section 9.04.

### Huerfano County Zoning Regulations, Land Use Regulations and Building Enforcement

#### Key Elements

Individual mobile homes and mobile home parks are prohibited. Minimum size house is 600 sq feet. Tiny houses are not permitted in unincorporated Huerfano County. Accessory buildings such as sheds, greenhouses, garages require a building permit. Any structure with a footprint greater than 120 sf requires a building permit. Roofs, window replacement, deck replacement, and stair replacement all require permits. Vacant land will not be assigned an address. Minimum wind load is 115 mph. Frost and snow loads vary by altitude. Conex and storage containers require a conditional use permit and may be prohibited in certain districts.

See [www.huerfano.us.com](http://www.huerfano.us.com) for a complete listing of all county land use and building department regulations.

#### Huerfano County Land Use Camping Permit

On May 18, 2021, the Huerfano County Board of County Commissioners amended the county land use code to allow limited camping on properties over 2 acres. This change does not supersede more restrictive subdivision covenants, rules, and regulations.

Per Section 116.02 of the Huerfano County Land Use Code, the use of tents, campers, and recreational vehicles as temporary residences ("camping")(even on your own property) is allowed on parcels without a primary permitted use for up to seven (7) consecutive days, up to thirty (30) total days per year without a permit. Camping for over 7 consecutive days up to four (4) months per year is allowed on parcels over 2 acres in Rural Residential and Agricultural zones with a permit from the Huerfano County Land Use Department. Camping permits may be renewed up to once per year. Applicants must show adequate sanitary and water provisions in order to be eligible for a permit and submit plans for sanitation and water provisions (NOTE: On-site dumping and septic tanks without systems are not considered adequate sanitary provisions). A twelve (12) month camping permit with approved building permit for a primary residence may be requested.

Under no circumstances is an RV or camper to be used as a permanent residence in Ghost River Ranch. If you request a camping permit, you must show adequate sanitary and water provisions and submit plans to the GRR POA BoD for sanitation and water provisions. If you request a twelve (12) month camping permit, you must provide a valid building permit to GRR POA BoD for a primary residence and you must show continued progress of building a home.

#### Hunting on Ghost River Ranch

Hunting is allowed if all State, Federal and other applicable laws are met and permission is granted by the land owner. Private land is not required to be posted. Colorado State Trust Land is not open to the public for hunting or trespassing unless the user has a lease agreement with the State or the property is declared open by the State and it is listed in the State Guide. If an owner believes there may be illegal hunting activity, the owner is encouraged to contact the Division of Wildlife at 719-561-5300 or 719-248-9688.