



President's Report

The days on GRR are gradually getting a little longer each day with spring and warmer temperatures just around the corner. Summer migrant birds such as Orioles, Grosbeaks, Mockingbirds and others that should be making themselves known in the coming days. The lack of moisture this winter is a major concern for pasture growth and the threat of fire this summer.

FireWise Program

We are working to put a program together and are in the very early stages of trying to get the needed components in place. Currently an extra 1000 gallon tank is being placed at a central location on GRR that is implemented with the cattle watering project. The tank is being provided by the grazing lease holder and will be at no additional cost. Local fire officials welcome any additional water sources we are able to provide.

Road Grading and Maintenance

The grading schedule is on track with the spring session upcoming. We are evaluating some of the narrower portions of ranch roads that could use extended culverts or barricades at certain arroyos that have very limited shoulders. Areas that develop considerable washboards such as steeper inclines will be reviewed to see if magnesium chloride or other measures may be implemented to sustain those areas.

Hunting and Shooting

One of the advantages of living in a rural setting provides residents the opportunity to participate in hunting and shooting on their properties. Hunting and shooting is allowed if done in a safe and responsible manner abiding by all applicable laws. Landowner permission must be obtained before any activity can take place if you do not own the property. Several parcels of Colorado State land adjoin properties on GRR. These state parcels are not open to public access. If residents are shooting a courtesy notification to one of the Board members would be appreciated if possible. Unfortunately, there have been past occasions where cattle have been shot and poaching of wildlife and vandalism is a concern when gunshots are heard. This again is only a courtesy request to be able to respond to other property owners who have called in the past asking about gun shots.

Huerfano County Small Acreage Workshop

Huerfano County will be holding an in-depth workshop in March that will include best practices and information on firewise, wildlife, invasive weed control and more.

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Huerfano County Small Acreage Workshop

The Huerfano County Small Acreage Workshop will be held on Saturday, March 18, at the Huerfano County Community Center, at 928 Russell Street in Walsenburg from 8:30a until 5:00p. Lunch will be provided. The workshop is hosted by Huerfano County Assessor's Office and the CSU Extension Office.

County experts and officials will give talks at scheduled times throughout the day.

Speakers will be:

- Huerfano County Administration
- San Isabel Electric Association
- Land Use, Building Department & Code Enforcement
- City of Walsenburg
- Veterans Affairs
- Colorado Parks & Wildlife
- Lathrop State Park
- Sheriff's Department
- Assessor's Office
- Clerk & Recorder's Office
- Treasurer's Office
- Department of Emergency Management
- Huerfano County Noxious Weed Management
- Huerfano County Road & Bridge Department
- Health Department

To reserve your spot at this all-day seminar, please contact Bruce Quintana at 719-738-3000, ext 233, or at bquintana@huerfano.us, or Josh Knight at jknight@huerfano.us.

Please Keep Your Contact Information Updated

Email WestWork Management through our website at www.GhostRiverRanchPOA.com. Navigate to the "Contact" tab; contact WestWork at 303.747-5856 or info@wwchoa.com; or go to www.WestWorkCorp.com and click on Community Portal Access.

E-Newsletter

In an effort to reduce costs, our newsletter will be sent to your email address and posted to our website. If we do not have your email address, please submit it to Secretary/Treasurer Oborny at daoborny@aol.com.

2022 Income & Expense Statement

Ghost River Ranch POA

Profit and Loss
January - December 2022

	TOTAL
Income	
Annual Membership Dues	42,493.02
Interest Charge for Past Due Assessment	946.75
Late Fee for Past Due Annual Assessment	1,274.90
Total Annual Membership Dues	44,714.67
Attorney Fees Reimbursed for Collections	
2021 Attorney Fees Reimbursed for Collections	2,571.00
2022 Attorney Fees Reimbursed for Collections	1,537.48
Total Attorney Fees Reimbursed for Collections	4,108.48
Cluster Mailbox	100.00
Pasture Lease, Cattle Grazing	2,670.00
Payoff Statement Prep Fee from Title Company	200.00
Property Liens Reimbursed	75.00
Request for Records	14.10
Total Income	\$51,882.25
GROSS PROFIT	\$51,882.25
Expenses	
Bank Charges & Fees	30.00
PayPal Transaction Fees	190.83
Total Bank Charges & Fees	220.83
Directors & Officers Insurance	1,145.00
Dumpster Rental	680.00
Legal & Professional Services	
Accountant CPA Fees	
2021 Annual Election	700.00
Tax Return for Non-Profit LLC	305.00
Total Accountant CPA Fees	1,005.00
Attorney Fees	
2021 Attorney Fees	2,366.84
2021 Monthly Retainer for Attorney	630.00
2022 Attorney Fees	1,295.00
2022 Attorney Fees for Collections	2,152.83
2022 Monthly Retainer for Attorney	2,250.00
Total Attorney Fees	8,694.67
Division of Real Estate Registration Fee	29.00
Property Liens Filed/Released	162.00
Secretary of State Filing Fee	20.00
Total Legal & Professional Services	9,910.67
Management Fees	1,800.00
Meeting Room Expense	
2021 Meeting Room Expense	75.00
2022 Meeting Room Expense	75.00
Total Meeting Room Expense	150.00
Office Supplies	
2021 Office Supplies	202.22
2022 Office Supplies	259.62
QuickBooks Subscription	590.00
Total Office Supplies	1,051.84
Postage	
2021 Postage	150.80
2022 Postage	397.97
Total Postage	548.77
Repairs & Maintenance	
Road Maintenance & Repair	32,380.00
Snow Removal	1,250.00
Total Repairs & Maintenance	33,630.00
Water for Cattle	385.43
Website Subscription	
2021 Website Subscription	191.75
2022 Website Subscription	221.91
Total Website Subscription	413.66
Total Expenses	\$49,836.20
NET OPERATING INCOME	\$1,946.05
NET INCOME	\$1,946.05

2023 Proposed Budget

The proposed budget is posted on www.West-WorkCorp.com – click on the “Community Portal Access”.

2023 Budget Ratification

The Board of Directors adopted the 2023 Proposed Budget on 12/10/2022. As a member, you have the right to review & veto the budget. The Budget will be deemed approved by the owners unless a veto occurs (it takes 78 lots to veto). If a veto occurs, the 2022 Budget remains in effect until a new budget can be proposed and ratified.

Ghost River Ranch 2023 Proposed Budget (Fiscal Year January 1 - December 31, 2023)

	2023 Projected	Percentage	2022 Actual	2022 Budget
Income				
Grazing Lease	\$ 2,670.00	6.40%	\$ 2,670.00	\$ 2,670.00
Association Fee Income	\$ 38,750.00	92.88%	\$ 38,500.00	\$ 38,750.00
Delinquency	\$ -	0.00%	\$ 6,214.67	\$ 2,000.00
Other Income	\$ 300.00	0.72%	\$ 314.10	\$ -
Legal Cost Reimbursement	\$ -	0.00%	\$ 4,183.48	\$ -
Total Budgeted Income	\$ 41,720.00	100.00%	\$ 51,882.25	\$ 43,420.00
Expense				
Road Maintenance				
Road Mowing	\$ 600.00	1.23%	\$ -	\$ 600.00
Road Repair/Maintenance	\$ 34,220.00	70.24%	\$ 32,380.00	\$ 36,351.00
Road Snow Removal	\$ 1,600.00	3.28%	\$ 1,250.00	\$ 1,600.00
Total Road Maintenance	\$ 36,420.00	74.75%	\$ 33,630.00	\$ 38,551.00
Bank Fees	\$ -	0.00%	\$ 220.83	\$ 100.00
Spring Clean Up Event	\$ -	0.00%	\$ 680.00	\$ 3,000.00
Insurance	\$ 1,200.00	2.46%	\$ 1,145.00	\$ 1,100.00
Legal Fees	\$ 1,000.00	2.05%	\$ 8,694.67	\$ 3,600.00
Licenses and Permits	\$ 100.00	0.21%	\$ 49.00	\$ 49.00
Management Fees	\$ 7,800.00	16.01%	\$ 1,800.00	\$ -
Other Expenses	\$ -	0.00%	\$ 162.00	\$ -
Postage and Delivery	\$ -	0.00%	\$ 548.77	\$ 500.00
Supplies	\$ -	0.00%	\$ 461.84	\$ 600.00
Audit/Tax Prep	\$ 325.00	0.67%	\$ 305.00	\$ 500.00
Admin Cost	\$ 1,000.00	2.05%	\$ 590.00	\$ 620.00
Website	\$ 300.00	0.62%	\$ 413.66	\$ 400.00
Water/Sewer	\$ 500.00	1.03%	\$ 385.43	\$ 1,000.00
Community Events	\$ 75.00	0.15%	\$ 150.00	\$ -
Professional Services	\$ -	0.00%	\$ 700.00	\$ 400.00
Total Budgeted Expense	\$ 48,720.00	100.00%	\$ 49,936.20	\$ 50,420.00
Net Income			\$ 1,946.05	
Total Budgeted Income	\$ 41,720.00			\$ 43,420.00
Total Budgeted Expense	\$ 48,720.00			\$ 50,420.00
Net Operating Income	\$ (7,000.00)		Capital Reserve Funds	\$ (7,000.00)

As of 12/31/2022:	
Pacific Premier Operating Fund Balance	\$ 14,794.21
Wells Fargo Capital Reserve Balance	\$ 14,122.95
TOTAL FUNDS	\$ 28,917.16

Dues: \$250/Year



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Huerfano County has a very knowledgeable weeds supervisor who can provide advice and in some cases, actual assistance in controlling invasive and noxious weeds on private property.

Trees

Growing trees on many parcels of the GRR prairie can be a real challenge, but there are several species that will adapt if conditions are right. Regular irrigation is an obvious requirement for most species, but the native juniper and pinyon pine will probably do well with limited irrigation. A drip system is ideal for irrigation and protection from deer and rodents are helpful in achieving success. The large plains cottonwood trees are the native species along the Huerfano River, but their numbers are diminished due to being displaced by the invasive salt cedar and Russian olive that have taken over much of the river bottom. The cottonwood's should adapt away from the river if given adequate irrigation. Hackberry, thornless honey locust, and American elm (not to be confused with Siberian elm) are larger species that would be worth trying. Smaller shrubs and trees that should do well are chokecherry, New Mexico privet and three leaf sumac. I would be happy to provide tree sources and other information if anyone is interested.

I hope everyone has dealt favorably with the bitter cold periods we've experienced the past few weeks and are looking forward to hopefully a wet spring and enjoyable summer on GRR.

Gib Rokich
President of Ghost River Ranch POA

WHO WE ARE - Board of Directors

Gib Rokich, President

Ryan Jacob, Vice-President

Debbie Oborny, Secretary/Treasurer

Website: www.GhostRiverRanchPOA.com

Ghost River Ranch Property Owners Association
 c/o WestWork Management - PO Box 270665 - Littleton, CO 80127
 303.747.5856 - info@wwchoa.com

Snow Plowing

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

Call resident, Bob Christensen,
 at 970-309-5709 if you'd like your driveway plowed.
 Quote available by request.

FIRE PROTECTION

The winds and dry conditions put our community at risk for wildfires.

In July 2022, the Huerfano County Board of County Commissioners passed the Huerfano County Burn Ordinance, which went into effect August 20th, 2022. This ordinance will require that a permit is pulled for any open burn.

Permits can be obtained on the County website at <https://huerfano.us>. The completed forms must be

submitted to the County Land Use Department (which can also be done online at landuse@huerfano.us). An authorized official will need to approve the burn and then dispatch will need to be notified before ignition and upon completion of the burn by the landowner.

Make your home safe from wildfires – clear dry, dead brush and overhanging trees, and maintain a clear zone around buildings.

Be sure you have an easily read address, visible at night from the road, at the entrance to your property. Emergency personnel can't help you if they can't find you!

Follow Huerfano County Fire Department and Huerfano County Government on Facebook for important updates.

Please remember our firefighters are volunteers and this process assists in greatly reducing call outs for unnecessary fire investigations. Please feel free to contact Britney Ciarlo, Emergency Manager at 719-989-8977 or bciarlo@huerfano.us to discuss any questions or concerns that you may have.

BE SURE TO FOLLOW SAFE AND SMART BURNING PRACTICES:

- Always have a reliable source of water
- Be able to quickly clear a firebreak if necessary (equipment, shovels, etc.)
- Never burn in windy conditions
- Don't burn within 50 feet of buildings
- Supervise your burn at all times



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.

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. All dwellings must meet a minimum square footage of 1008.

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.

Ghost River Ranch is one of only 9 communities in Huerfano County that is registered and licensed with the State of Colorado. This status offers us the benefit of working closely with Huerfano County officials to enforce compliance of all county rules and regulations.

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 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 1.16.02 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.

WestWork Management

Managing Agent for Ghost River Ranch POA

URGENT REQUEST: If your email isn't on file with WestWork, please provide it to reduce costs for the Association.

If your email is on file, you should have received your online portal account welcome email which allows you to access the Ghost River Ranch POA community portal.

If your email is not on file, please contact WestWork Management at 303-747-5856 or info@wwchoa.com with your information. Your email account will be used to communicate important information that impacts our community.

Through the Portal you can:

- View your Account Balance, Charges, and Payments
- Pay your Association Fees Online (Safely & Securely)
- Submit Road Maintenance Requests
- Download Bylaws, Meeting Minutes, Financials and other Important Documents

\$250 Annual Assessment

Due January 31, 2023

(A \$10 P/Month Late Fee will Apply after 1/31/2023)

Payable, preferably, through your online owner portal at www.WestWorkCorp.com.

One Account *PER LOT* is Required.

Pay Your Dues Online, Mobile, 24/7, From Anywhere

A Variety of Convenient and Secure Options are Available

- eCheck (100% Free) - Enter your Routing and Account Numbers in your Secure Online Portal to Pay Dues Directly from your Checking or Savings Account.
- Credit or Debit Card - An Online Transaction Fee Applies Based on Payment Type (\$9.99 fee for Debit Card & 3.49% fee for Credit Card.)
- Electronic Cash Payment - Contact WestWork Management to Receive your Unique and Reusable PaySlip that you can use at 7-Eleven, CVS, Ace Cash Express and Casey's General Store. A \$3.99 processing fee applies for each transaction.

If you prefer to mail your payment, make check payable to and send check to:

Ghost River Ranch POA c/o WestWork Management
PO Box 270665
Littleton, CO 80127

Please include your account number on all checks.

(You received your account number with your announcement letter from WestWork or you can find it on your online member portal.)

One account number per lot has been assigned.