

Minutes - Summer Meeting – Saturday, June 21, 2003



CSIA

Cedar Springs Improvement Assoc.
PO Box 8
Drake, CO 80515

Jim Stetson, vice president, called the meeting to order at 12:30 p.m. Other officers present were Randy Davis, treasurer, and Jim Whipple, secretary. Kurt Radtke and Dave Szymanowski were excused.

INTRODUCTIONS: Attendees introduced themselves and stated the number of lots they voted to determine that a quorum (21 lots) was present.

APPROVAL OF MINUTES: Motion was made and seconded to approve the Minutes of the winter meeting.

ASSOCIATION MEMBERSHIP FEES ARE DUE – Fees are due on July 1 each year and become delinquent on October 1, 2003. Dues are \$175 per lot per year. Make checks payable to CSIA.

FINANCIAL REPORT: (Copy of Financial Report attached.) Randy Davis reported that the Association's financial condition is in pretty good shape. The Association spent approximately \$16,000 on road maintenance since February. \$9,300 was spent on the access road, \$3,360 was spent on interior roads and \$3,398 went for insurance and expenses.

In the past two quarters \$9,111 was received from past due accounts, \$2,500 from the County and \$1,350 for next year's dues. Twenty-four lots' dues are still unpaid and collections are being pursued using the Colorado Common Interest Ownership Act (CCIOA).

The Board received an expression of thanks for their work on getting delinquent accounts paid.

ROAD REPORT: Rich Miller reported that work has been done on the access road and more grading will be done again, along with an application of lignon.

Dave Szymanowski, Randy Davis, Jim Whipple, Rich Miller and Carl Miller met with representatives from Larimer County and the Forest Service in April to discuss renegotiation of the contract between the Association and the Forest Service for road maintenance. The Association needs to obtain contractor cost estimates for road repair and additional guardrail installation to be presented to the County. The County will then help with applications for grant money for road repair.

Rich Miller and Randy Davis worked out details for road expenditures; as a result there will be a \$3,500 balance in the emergency fund for next year.

FIRE PROTECTION REPORT: SMERT is up and running - residents are reminded to call 911 **first** in case of an emergency and only then contact SMERT.

A map of water sources for fire truck refills has been made and an additional 2,500 gallons of water is stored in tanks in various locations in Cedar Park. A few 275-gallon tanks are still available for placement. The fire department will fill the tanks. The tanker truck and the brush truck can hold a combined 4,000 gallons of water.

SMERT's publication, *The Cedar Post*, keeps the community up to date with articles that affect the residents and a calendar of events and fundraisers.

LAKE REPORT: Jim Stetson reported that fish in the lake are doing well and he has cut brush from the dam. He said that after September, the time the aerators run can be cut back to running only at night instead of 24 hours a day. Repairs had to be made to the pump in order to avoid a more expensive repair or replacement. There's a continuing need for donations for stocking fish in the lake. Contributions can be made by using the form attached to these Minutes.

GENERAL DISCUSSION: In answer to a question regarding burning branches or slash, outdoor burning is prohibited after April 1. Call the Loveland Fire Department to get permission to burn before burning anything.

Sharing the cost of sand and salt for winter application on the access road with Cedar Park was discussed. Cedar Springs agreed to support sharing the cost, but wants to maintain some control over the application. Motion was made and seconded to budget \$800 for sanding; any costs in excess of \$800 will need to be approved by the Board. The sand that is swept up and piled along the lower access road by the County is available to residents to take and use as needed.

Dead trees from beetle kill should be cut by June 1, stacked, sprayed and covered with plastic to prevent beetles from spreading. *The Cedar Post* contained information on various beetle infestations.

The County Extension Office has sprayed for thistles along the roads in the past but would not spray on private property. Contact the County to see what can be used for spray. The main objective in thistle control is to prevent the plants from going to seed.

The problem of dealing with junk cars and other unsightly situations was discussed. The Association is working on a solution to handle code violations. Individuals can file a code violation complaint on the Larimer County website via e-mail if they so choose, but anonymity is not protected.

The secretary was asked to write a letter to the Loveland Fire Department to see if they would paint the inside of the fire house, since the Association has painted the outside and put on a new roof.

NEW BUSINESS: Jim Stetson submitted his verbal resignation from the Board of Directors effective this date stating lack of time to properly fill the position. He has agreed to remain on the Board until someone can be appointed or elected to fill his position. The meeting attendees gave Jim a vote of appreciation for a job well done.

NEXT MEETING: A motion was made and seconded that the Association's winter meeting be held at Carl Miller's shop, (121 Bobcat Dr.) on Sunday, February 22 at 1:00 p.m.

ADJOURNMENT: The meeting was adjourned at 1:40 p.m.

Financial Report Q3 Q4 2002-2003

CHECK NO.	PAID TO	AMOUNT of CHECK
793	Carla Pollock (Filling of 1099 tax forms)	\$ 30.00
794	River Forks Inn (Building Rental for Winter Meeting)	\$ 100.00
795	White Trucking and Construction (Snow Removal)	\$ 150.00
796	Myatt Brandes & Gast (Legal Work)	\$ 841.00
797	Dave Szymanowski (Home Owners list and lables from County)	\$ 50.00
798	Dave Szymanowski (Winter Meeting Mailings)	\$ 85.21
799	Weedin Insurance (Iindemnity Policy)	\$ 2,340.00
800	Post Master (Mailing of Late Notice letters)	\$ 10.12
801	Myatt Brandes & Gast (Legal Work)	\$ 5.00
802	White Trucking and Construction (Snow Removal)	\$ 975.00
803	Larimer County Clerk (Lein Removal)	\$ 12.00
804	White Trucking and Construction (Road Work 8182.50 Acc, 3360.00 Int)	\$ 11,542.50
805	Faith Evangelical Church (1/2 Treasures Expenses For 2002-03)	\$ 500.00
806	Colorado Secretary of state (Periodic Report)	\$ 25.00
Total of Money Spent in Q3&Q4 2002/03		\$ 16,665.83
Balance form Q1/Q2 2002-03		\$ 24,412.79
Money Received in Q3/Q4		\$ 13,174.32
Checking Account Balance		\$ 21,174.32

Break Down of Money Received For Q3/Q4 2002-03

Dues For 2003/04	\$ 1,350.00
Collection on Past Due Accounts	\$ 9,111.37
Money From County (For Road)	\$ 2,500.00
Money From Forest (For Road)	\$ -
Transfer Fees and Interest	\$ 465.99
Total	\$ 13,427.36

Break Down of Money Spent

Road	Insurance & legal	Expenses
\$ 150.00	\$ 841.00	\$ 30.00
\$ 975.00	\$ 2,340.00	\$ 100.00
\$ 11,542.50	\$ 5.00	\$ 50.00
		\$ 85.21
		\$ 10.12
		\$ 12.00
		\$ 500.00
		\$ 25.00
\$ 12,667.50	\$ 3,186.00	\$ 812.33

An example of road repair expenses:

Expenses

The access road is 2 miles or	10,560 ft.
Our internal roads total 4.2 miles or	22,176 ft.
One load of recycled asphalt costs	\$250.
Cost of blading	\$90/hr.
Cost of water	\$55/hr.
One load of asphalt will go approximately	50 ft.

Using these numbers we would need 211 loads of material for the access road alone.

At \$250/load the total cost for material is	\$52,750
For blading \$90/2 loads	\$9,450
Water \$55/hr x 12 hours	\$660
Total	\$62,860
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Cedar Park shares 1/2 the cost

Cedar Springs cost

Total expense \$31,430

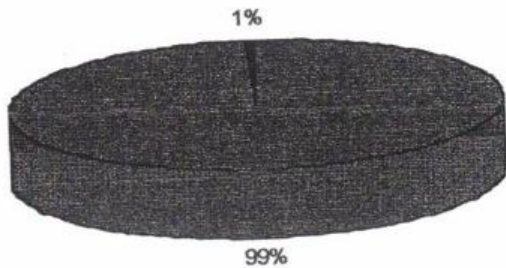
This would be our cost to repair the 2 miles of access road. This is not including the chemicals that are applied to the material to bind it together. Spending \$31,430 we have not done any work to our internal roads yet.

Our Income

Filing No. 3	68 lots	
Filing No. 3,1 st	34 lots	190 Lots
Filing No. 4	88 lots	x \$175
Total	190 lots	Total income \$33,250

Our total revenue would be \$33,250 if 100% dues were paid but on the average 33 lots do not pay. So subtracting \$5,775 our actual budget would be \$27,475 which does not even cover the cost of this example. Dues of \$175 go approximately 50 feet. This is an approximation but demonstrates the cost of road maintenance.

What part of the whole \$31,430 is my \$175



How is the \$31,430 spent



82% **Material**
 15% **Blading**
 3% **Water**

ADDENDUM TO SUMMER 2003 MEETING MINUTES

Due to an oversight in the director rotation of a minimum of one (1) new director to be elected each year, Jim Egan, Ron Hentges and Kathryn Ahl have volunteered to fill two vacancies on the Board. The vacancies occurred due to the resignation of the vice president and the expiration of the term for the member at-large. They will serve until the next election. Jim Stetson will remain Lake Director.

Please indicate your vote (one vote per lot owned) on the ballot included by choosing one of the nominees listed OR enter your choice of a "Write In." Please remember to get the permission of the person you write in.

Return the ballot to CSIA, P.O. Box 8, Drake, CO 80515 no later than October 1, 2003.

Funds Needed for Lake Re-Stocking



We are preparing to restock the lake with 6-9" Rainbow Trout so they can grow and mature during the winter. However, we are several hundred dollars short to be able to even meet the minimum needs for a good season. Your help in this effort is greatly appreciated!

___ \$25 ___ \$50 ___ \$75 ___ \$100 ___ Other \$

Please make check payable to: *"Cedar Springs Filing 1&2 Lake Re-Stocking Fund"*.

Send to:

LAKE RE-STOCKING
P.O. Box 368
Drake, CO 80515

Financial Report for Q3 & Q4 2002/03

From February 1st to present, the Association has spent a total of \$16,665.83. Of this \$9,307.50 was spent on the access road, \$3,360.00 was spent on the interior roads and \$3,998.33 has been spent on insurance and expenses.

In the last two quarters of the year, there has been a total of \$13,427.36 received. Of that amount, \$9,111.37 was on past-due accounts, \$2,500.00 was county money and \$1,350.00 is next year's dues.

At the winter meeting we had a total of 58 unpaid lots. Since the meeting we have received full payment on 23 of those lots and partial payment of 2 others. This gives us a total of 24 unpaid lots for the year. We will continue to pursue collections on these properties by methods outlined in the Colorado Common Interest Ownership Act (CCIOA) that was put in place by the Colorado State Legislators Office.