

# *Cedar Springs Improvement Association*

P.O. Box 8, Drake, CO 80515

Cedarsprings08@q.com

## Semi-Annual Meeting: February 12, 2012

**Community members present:** Jim Whipple, Carol Whipple, Wayne Wagner, Jean Wagner, Rich Miller, Shirley Miller, David Stamps, Kande Stamps, Mark Williams, Rich Browne, Michale Metroz-Ohde, Clark Wykert, Carol Wykert, Chris Bauer, Heidi Bauer, Chris Maestas, Rod Schrenkel, Lynne Schrenkel, John Ivie, Deedra Ivie (total of 20 parcels/lots)

- I. **Agenda reviewed:** motion to accept the agenda, motion carried, agenda accepted.
- II. **Meeting minutes:** The community members present were provided a copy of the July 2011 meeting minutes. Minutes were reviewed. Motion to accept the minutes, carried, minutes accepted with no modifications.
- III. **Treasurers report**
  - A. Reviewed the end of year (2011) budget vs. spending report. The report can be viewed at the following link on the Cedar Springs Improvement Association website: <http://www.cedarspringsimprovement.com/files/Download/CSIA%202011%20Final%20expenditure%20report.pdf>
  - B. The 2011 budget reflects a \$17,235 end of year balance which was carried forward to the expenditure report/budget for 2012.
  - C. At the end of 2011, 92% of property owners were current with their annual road dues. Fourteen property owners maintained delinquent accounts.
  - D. **Vote to accept treasurer's report for 2011:** motion-accepted-carried.
  - E. Reviewed the 2012 proposed budget. The budget for 2012 can be viewed at the following link on the Cedar Springs Improvement Association website: [http://www.cedarspringsimprovement.com/files/Download/Budget%20Report%20Cedar%20Springs%202\\_9\\_12.pdf](http://www.cedarspringsimprovement.com/files/Download/Budget%20Report%20Cedar%20Springs%202_9_12.pdf)
  - F. The budget for 2012 remains consistent with the 2011 budget. Internal roads within Cedar Springs will receive 12k of maintenance, matching 2011 spending. The access road is budgeted at 16k plus an additional 6,025 contributed by property owners in filings 1 and 2. CSIA is working with Cedar Park to match the 22k contribution.
  - G. The snow removal, sanding, administrative and insurance costs remain at the 2011 budget amounts.
  - H. As of 2/9/12, 81% of property owners were current on their accounts. Thirty-three property owners had delinquent accounts.
  - I. The CSIA treasurer sent out delinquent notices to all owners who had not paid their dues by January 20th. All delinquent accounts were assessed a 25 dollar late fee and interest started to accrue as of February 1st. Update: as of 2/12/12, eight additional

owners paid their 2012 dues, leaving 25 property owners with delinquent accounts. As of February 15th, several delinquent accounts were forwarded to the CSIA legal counsel for remedy.

- J. Cedar Springs hired an accountant to review all 2011 expenditures and file the 2011 taxes. The Cedar Springs Improvement Association taxes were filed with the IRS in February.
- K. **Vote to accept treasurer's budget for 2012:** motion-accepted-carried.

#### **IV. Discussion on Annual CSIA Dues increase**

A. Increases on dues are needed because of inflation. A community member stated the community needs to be responsible on the proposed increase. An inflationary increase is ok, but we need to keep it at the break even point. The costs are going up, and we do need to have a reserve to repair and replace items such as the guard rail or the dam at the lake.

B. Community members discussed the desire to have the access road in better shape and maintain the road more than twice per year. The maintenance on the access road is costly, and to increase maintenance and quality of the road, additional funds are needed.

C. A Community member expressed concern that the board is requesting to increase due's when Cedar Springs 1 and 2 members are not contributing to the maintenance of the roads. An invoice is sent out to all property owners in 1 and 2 each year requesting contributions to the road maintenance. About 30 owners in filings 1 and 2 contributed to road maintenance this year. All contributions received this year from 1 and 2 will be utilized for road maintenance (\$6,025).

D. The discussion on Annual Due's increase was tabled due to lack of a quorum, and due to the discussion on the Public Improvement District (PID) discussed later in the meeting.

#### **V. Road Update**

A. The access road has in excess of 800 vehicles per day traveling the road. The road is being patched each year, not improved. The money the community has allocated for the road maintenance is not sufficient to improve the road, and only allows for minimal maintenance.

B. Last year, 26 loads of recycled asphalt were placed on the road each time the maintenance was completed. This patched the road to the "T". During the Cedar Park and Cedar Springs combined meeting, it was recommended that the maintenance was spread out over the year so we did less maintenance, but more frequently. Update: A winter road grading (no additional material, but will patch holes and improve some areas that are washboarding) will be conducted in March when a few warm days are in the forecast.

C. Estimates were received to determine a cost to asphalt the access road, costs ranged from 600K-over a million dollars depending on the thickness. Costs were also gathered for chip seal. The negative piece of the improvement is clearly the up-front costs. The offset is that in the long-run it would be less expensive as some surfaces (like asphalt) will last upwards of 20 years.

D. A few community members are requesting the access road be opened up to bids. For someone who may be looking for work right now, maybe the community will get a better price. This will need to be coordinated with Cedar Park and a balance between low cost and experience with a difficult road is necessary.

E. There was discussion about using a local resident for snow removal. The resident has a positive reputation for being a respected influence in the community, so both boards have been anxious to test whether his services would be beneficial in snow removal. After reviewing the test results it was determined by both boards that, although his proximity and availability was favorable, his equipment and experience was less cost effective than the current contractor who has heavier, more advanced equipment and over twenty year's experience on our difficult to grade roads; so, is less likely to grade into the road base, which can create even more expensive summer repairs. Also, our current contractor's rates have remained well below competitive rates and Colorado Blue Book rates, so we do not want to jeopardize this relationship.

F. The board is working with the county to investigate a substance called reclamite. The County roads and bridges Director is assisting the board to determine if there is a benefit to placing reclamite on a test strip of the access road. The Director was looking into trying the substance on a road outside of Fort Collins; further, he is working with a company called Cobitco to determine if it is an appropriate worthwhile recommendation to try on the Storm Mountain access road. The County is also looking into the EPA requirements. The substance is used on all asphalt roads in Larimer County. Should it be determined to be appropriate to conduct a test strip with reclamite on the access road, the county has offered to do so at their expense. The board is currently pending additional information.

G. The forest service removed several dead trees along the access road last fall. The ditch next to climbing rock (where the culvert goes under the road) was completely filled with dirt. The water was rushing across the road, and creating road damage. A Cedar Springs board member dug out the culvert, and placed a straw wattle in the entrance to the culvert along with larger rocks in order to improve drainage.

H. It was discussed that the community would like the board to pursue the installation of a guard rail where the dropoff is located just prior to climbing rock. Update: This was pursued with the forest service and the county at the February 27<sup>th</sup> meeting. This portion of the road is the forest service road. The forest service will not approve the board (at the community's expense) to install a safety guard rail until the community signs, and pays for an annual permit to use the storm mountain access road. The initial permit costs in excess of 1K, and allows the community "preferred access" on the road. Please note that the forest service does not contribute to road maintenance, however it is requiring the community to pay to utilize the road. The board is recommending that the communities legal representative review the permit language prior to consideration.

I. The speed limit signs that were damaged by a vehicle were replaced at the community's cost. Additionally, at the request of community members, signs were placed in Cedar Springs stating no hunting or discharging of firearms are allowed within cedar springs. This is a community bylaw established when the community was developed in the 1960's.

J. Last fall, on the last straight away there was a large wash off where the road was collapsing. This section of road was dug out, and a section of guard rail was used to stabilize the road. Fill dirt was then added back in to fill in where the road had washed away. This coming spring we may need to add additional road base to this area. A special thank you to the community members who contributed their time, expertise and equipment to make this repair.

#### VI. Public Improvement District

A. The community was provided a handout that described a public improvement district (PID).

B. A representative from the Cedar Park and the Cedar Springs board attended an introductory meeting with Larimer County to discuss information on a PID.

C. A public improvement district is a taxing entity which can finance, construct and maintain public improvements. A PID may be formed to address any type of public improvement or service (often used for roads within a community). A PID has authority to impose a mill levy against real and personal property within the PID. Essentially, a mill levy can be set to be paid from each homeowner within Cedar Park and Cedar Springs to offset the cost of road maintenance. The mill levy would be paid through a property owners tax each year. There is a tremendous amount of information regarding PID's; but, most important is the community would need to agree to move forward with a PID through a voting process during a general election. 50-60% of property owners would need to sign a petition to get it on the ballot. After a lengthy discussion, the community members requested to participate in a meeting with Larimer County to learn more about PID's. Update: An informational meeting is scheduled for May 22<sup>nd</sup> (Tuesday) at 6:30pm at the Big Thompson building in Drake. All members of Cedar Springs are encouraged to attend to learn more about a PID. Further, a mailing will go out to all members of the community (Cedar Park and Cedar Springs) to inform them of the meeting. To learn more about a public improvement district, visit the Larimer County website at:

<http://www.larimer.org/engineering/impdist/index.htm>

#### **Meeting Adjourned**

Should you have any questions regarding the meeting, or would like to ask a general question, volunteer to help with any projects, or have recommendations for improvement, please contact any member of the board at:

[Cedarsprings01@gmail.com](mailto:Cedarsprings01@gmail.com): president

[Cedarsprings02@gmail.com](mailto:Cedarsprings02@gmail.com): vice president

[Cedarsprings03@gmail.com](mailto:Cedarsprings03@gmail.com): secretary

[Cedarsprings08@q.com](mailto:Cedarsprings08@q.com): treasurer (please note this is not a gmail account)