

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Semi-Annual, Summer Meeting Agenda

July 15, 2012 ~ 2:00 P.M.

Community Members Present: Mel and Mary Joe Haack, Debby and Ken Paris, Rod and Lynne Scherencel, John and Deedra Ivie, Chris and Heidi Bauer, Clark and Carol Wykert, Gary and Diana Smith, Rich and Shirley Miller, Jim and Carol Whipple, Dale and Elaine England, Jim Egan, Dick and Kerry Spittler, Dean and Lynne Grieve, James J. Carey, Ping Hui and Sue-Lan Kao, Lenore and Dave Olson, George and Kathleen Solheim, Diane and Mike Lingreen, Joanne and Michael Knight, Kathie Bodine, Gary and Melody Nims, David and Kandee Stamps, Rich Browne, Tim Tulk, Tom and Ann Rizado, Blake Monheiser, Michaele Metroz-Ohde, Ellen O'Connell, Jill Flegal, Jean and Wayne Wagner, Matt and Holly Charboneau, Chris Brock, Chris Maestas, Shirley Foster, Barb Carlsen,

Location: Fire Building at the Lake

Introductions and sign-in -

Vote to approve agenda –Voted: approved

I. Secretary's Report

Web site: www.cedarspringsimprovement.com

Vote to accept previous minutes: voted to accept the minutes as posted online: approved

II. Treasure's Report

A. **Checking account status @ June 29th:** The checking account balance through June 29th is at \$57,365.26.

B. **Budget status @ June 29th:** The community reviewed the budget and year to date spending through June 29th. A copy of the budget report can be viewed at this location:

http://cedarspringsimprovement.com/files/Download/12-29-06_Budget_Cedar_Springs_Improvement.pdf

C. **Accounts receivable (collections) status:** Filings 1 and 2: There are 89 properties and 38 voluntarily paid dues this year (42.7%). As voted in February, the full amount contributed this year went into the access road Spring maintenance. Filing 3&4, there are 174 properties and 172 have paid (98.9%). This is a considerable accomplishment given 5-6 years ago the percent paying was below 60 percent. Bringing accounts current and maintaining annual payment of dues has been a focus of the board over the last several years. The community and board members commended the efforts of the CSIA treasurer. The expense budget and expenditures through 6/29/12 were reviewed with the community. This year the community voted to increase spending on the access road to 22K from a previous year spending of 16K. Cedar Park also agreed to increase spending to 22K per year to a total of 44K per year access road maintenance budget. Additionally, Snow Top received an additional budget this year of 6K due to the significant washboarding and maintenance needs.

Vote to accept treasure's report–voted: approved

III. Board Members

A. **Determine community member interest for potential new board members:** The board President discussed that his home is for sale and it is just the matter of time before a position on the board becomes

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Semi-Annual, Summer Meeting Agenda

available. A signup sheet was passed around for community members to nominate/recommend a new board member, or put their name forward to indicate an interest to help the community CSIA board.

IV. Road Business

A. Road Report January-July 2012

- a. **Drainage and road surfacing improvements:** The Spring has been difficult this year. It has been very dry which contributes to the road deteriorating at a quicker pace.
 - i. **New approach on maintenance before climbing rock:** Following community feedback, the road boards are taking a modified approach to maintenance. The County recommends a minimum of 4" of material be added for all repairs. They stated the preferred depth is 6-8 inches, but 4" is the minimum amount of product to add when maintaining the road. The county also stated that we should continue to use recycled asphalt rather than moving to any other material. Any other approach would be moving backwards in our efforts. The new approach is a double lifting method where the road receives 4" of material, is rolled and watered. With the current budget, it may take us several years to maintain the entire road at the thickness needed to hold. One load of material is 300 dollars, the majority being delivery costs. From the 4th switchback to climbing rock we now have 5 inches of material. That has to last us 3 years without any major work with the tight budget. The extra money we put into the road helped. If you look at what kind of money is spent on the road you put down 1400 feet for 16K. As long as we are fighting 800 cars a day all we were doing was a bandaid on it. One other thing we did is we rolled the material and we had a different water truck come in to spread the water evenly over the road. This seems to have helped quite a bit. The places that did not get work are already falling apart. Hopefully the areas we did work on will hold and we can build upon it. The roller and the water truck were rented through our current contractor. This added to the normal maintenance costs as it was an additional cost to the contractor.
 - ii. **Culvert repair:** The culvert after climbing rock was dug out after the rain storm with a contractor. This will help us when we get the next storm so it does not wash out the road. Additionally more areas were added along the road for the water to travel over the side instead of washing out the road.
- b. **Fall Plans for road work, budget remaining:** There is about 13K remaining in the budget for fall access road work. We will take the same approach with applying the 4" material, rolling and watering in areas that did not receive Spring maintenance. The Spring maintenance was around 28K, so we will receive less work during the fall maintenance.
- c. **County support and Forest Service Permit Application:** The CSIA Secretary has been the liaison with the County. The County will pay for the forest service permit application that is required for the mile of access road. Without the permit, the Forest Service would not approve for us to do any road maintenance on their section of road. This has been a long standing issue between the road board and Forest Service. The County stepped in and

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Semi-Annual, Summer Meeting Agenda

offered to pay the permit fee which is anticipated to be about 1500 dollars. The yearly assessment would be the responsibility of the two boards (anticipated at a few hundred dollars a year). The forest service permit application was filed in the early spring. The boards anticipate a response back by late fall, early winter approving our use and maintenance of the forest service road. It is hopeful that the application will result in a Forest Service road maintenance contribution, however small.

The County has offered to complete a test strip of one of two road additives on the access road. One additive is called reclamite which is used as a water proofing/sealant on all Larimer County roads. The second is a road dust inhibitor called coherix, also used by the County. Both additives can be seen on a recycled asphalt road just off of Harmony (go W. on Harmony, first right-road name has the word "cabin" in it). Further, the county has agreed to prepare the access road from the first through the fourth switchback for the additive/test strip. The road base material would be at the cost of the association, but the county would pay for the additive and do the work. The county is working to put together an estimate to complete the test strip. Due to the rain storms, flooding and falling rock, they have been delayed in getting out the estimate. Once it is received the road boards will determine if there is enough money in the budget to fund the test strip this fall, or if we will need to wait until Spring. Community members indicated they were pleased that the county was offering to help us. Further, the board indicated that the County does contribute 2800 dollars toward road maintenance each year, this is in addition to the test strip offer. Should the community form a PID, the County road director has committed to continue to contribute towards the road maintenance.

- d. **Estimates from new contractors for road maintenance:** The secretary received information from Matt in the Larimer County Engineering department indicating six road contractors that bid on a project in Estes Park. This helps us determine which contractors will do work in the Drake area. Two board members, one each from Cedar Park and Cedar Springs are currently contacting vendors to obtain access road maintenance bids. The community is happy with the current contractor, however, it is good business to ensure we are getting the best price (and quality of work) on the access road.
- e. **Public Improvement District Update and discussion:** The boards decided to move forward with the application process. The application cost 100 dollars and will provide the information the community members asked during the most recent PID meeting in May. An application does not commit the community to a PID. Update: A Cedar Park board member is heading up the application process. The application requires mapping of all roads which include length and width of all internal as well as the access road. This takes a bit of time, however, it is anticipated the application will be with Larimer County within the next two weeks. Right now, the board is working on getting information to make an intelligent decision. The secretary is working with a Cedar Park member to send out a survey to current Larimer County PID board members asking about their experience and whether or not they would recommend a PID to others. Update: the survey was sent out and results were collected from 11 different PID's in Larimer County. The results will be shared with the

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Semi-Annual, Summer Meeting Agenda

community soon via the yahoo site. If someone wants the report sent to their personal email (not on the yahoo site), please email cedarsprings03@gmail.com and it will be sent to you. One member asked will we get all of the money or is it distributed into all PID's in Larimer County. Answer: no the contributions go into the Storm Mountain PID only.

V. New Business

- A. **Discussion about yearly assessment increase (All):** Several community members indicated that when they bought on Storm Mountain they knew they were buying a home off of a bumpy road. Everyone is coming in and wanting asphalt. Some indicate it is a "heck of a lot better than it was when I came in." In the early 70's the road was one lane. Others indicate I'm fine with the ruts, I'm fine with the bumps and I do not want to pay any more to maintain the road any better. In the yahoo groups, via email and phone calls, all the board heard was complaining about the condition of the road. The board is consistently receiving the messages that the road is in horrible shape, and we need to maintain it more. Another man indicated when he purchased his property that the road had just been graded, so he had no idea how rough it would get. Another person stated cut back on the access road maintenance if we do not have the funds to pay. One member stated I don't know if we have an obligation to a certain standard of road, if we had an incident and there was an accident if we would be liable. Rates have not been raised in over 8 years, by the time the next due's come due, it will be 9 years. Cedar Park has had several rate increases during the same timeframe and recently voted an increase to 300/year. Members indicated they did not mind an inflationary rate increase. One indicated he pays 215/month for his HOA dues in town. One member stated they did not want to give more than what was necessary, because it will be spent. The board needs to keep with the standards and whatever the inflationary cost is. One member stated they hate the thought of a PID, once you get into a cost, you will never get out of it. The county stated that the community can get out of a PID if we want to get out of it. One member asked what it would cost to do the entire road in recycled asphalt 4-6 inches deep as the County recommends. The board did not have an answer to this as it would be too cost prohibitive with the current budget. One estimate we received was over 300K. The Cedar Springs President stated to put the access road at what it is right now, Cedar Park is voting to increase their dues next weekend (vote was approved). They want to increase their annual contribution to 22K to match what we spent this year. Without raising due's Cedar Springs will continue to go into the reserves needed to repair the dam/gate valve until there are no reserves left, or, the access road will get less maintenance than what it needs. To maintain at the current spending of this year, we need to increase the due's to 275 dollars/year. If a PID does not go through, we are looking at another vote in the next year to move up to 300/year. The due's at 300/year-- with 100% of property owners paying dues in December 2012 and at least 38 property owners contributing in filing 1 and 2-- allows the community to carry forward funds for emergencies, allows the community to keep up with rising maintenance costs and subsequently not have to raise dues for the next couple of years. The goal is to maintain the status quo, we don't want to go backwards.

A community member made a motion to vote on a 300/year annual assessment

A second community member seconded the motion

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Semi-Annual, Summer Meeting Agenda

Vote to carry the vote: all eye, 3 neigh

Vote results, counted with community members present to witness:

No's: 10 members (includes documented proxy votes), total of 19 properties

Yes's: 18 members, total of 22 properties

Additional votes from Filing 1 and 2 paying community members: Yes's: 4 members, 4 properties, No's: 1 member, 1 property

Results: the annual dues are voted and accepted as 300/year beginning December 2012.

This will move the recommended filing 1 and 2 road maintenance contribution to 240/year (80%).

- a. The drawing for the free ½ year of paid due's was conducted (150 dollar credit toward the winners 2013 dues) and is awarded to Ellen O'Connell. Thank you for attending this summer's meeting. The board values the community participation during the semi-annual meetings. Enjoy the rest of your summer!
- b. Adjournment

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: president

Cedarsprings02@gmail.com: vice president

Cedarsprings03@gmail.com: secretary

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