

Cedar Springs Improvement Association

P.O. Box 8 Drake, CO 80515

Semi-Annual Meeting

Date: Nov. 12th 2016

Community Members Present:

Chris Brock, Ronda Meyers, George Solheim, Bruce MacBryde,
Kerry Edwards, Carol Whipple, Shawn Neal, Dennis Nevins
Diane Haight, Michale Metroz-Ohde, Cindy Flint

Location: Old Fire Station – 325 Chipmunk

Welcome and Sign in.

Vote to approve agenda and last meeting minutes: Dennis Nevins moved to Approve and Carol Whipple second it.

Bylaw review and discussion led by Chris Brock President.

We reviewed the changes that were made to the Bylaws and approved at the May 2016 meeting as well as suggestions made by our Attorney after his review. These include the changes to the “Legal Description” on page 1 and the covenant statement at the bottom of page 1. The board at this time cannot rewrite covenants. A spelling error (duse)to dues at the top of page 5. Article IX section 1 Amending Bylaws was discussed but was decided to leave as is. A motion was made by Diane Haight to eliminate Section 6(Quorum) and change it to a 2/3 majority vote by those present in person or by proxy and in good standing. This was Second by Shawn Neal. A vote was taken 8 yes / 0 no. We will check with the Attorney to make sure a quorum is not needed. This is all due to the lack of participation at the annual meetings and the difficulty to meet a quorum of 20 members to make any needed changes. We will address this at the May 2017 Spring annual meeting.

Carol Whipple asked about covenants pertaining to overgrown grasses that pose a fire hazard alongside roadways. Overgrown grass, shrubs and trees along side roadways are the responsibility of property owners. There was a letter sent by the PID board asking all residents to address this in their area so that the plows can do their job this winter. You may contact the Fire department or Shawn Neal if help is needed for larger jobs. Please leave a message at 970-202-0348.

Old Fire Station:

The building at 325 Chipmunk Pl. has reverted back to the CSIA. Cleaning, repairing and surveying has begun. Please check the website for further volunteer opportunities. Many thanks to the following for giving up a Saturday to help out! CJ and Kelly Edwards, Bruce Czech, Jill and Jim Eccelston, Kerri Cario and Family, Kandi Stamps and your CSIA board!

We have renamed the building “Community Lake House.” Suggestion were taken during our meeting for possible new names. Dennis Nevins motioned to make this change, Michale Metroz-Ohde second the motion. A vote was taken 8-yes/ 0- no. Carol Whipple is donating wood to make a sign with the new name. Michale Metroz-Ohde offered to donate a new thermostat for the building.

2016 Budget: Chris Brock reviewed where we are for 2016 budget in detail. A copy can be found on our website. We expect to come in right on track.

A reminder was made that **Dues for 2017 are due by December 30th 2016.** Checks are made payable to CSIA in the amount of \$25.00 per lot and mailed to P.O.Box 8, Drake CO 80515. Bills will NOT be mailed. This will be posted on our website (csiadrake.com) and reminders put on the yahoo email group. Carol Whipple moved to adjourn meeting and Michale Metroz-Ohde second the motion. Our Spring 2017 meeting will be set at a later date and posted on our website.

