

# Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

## Semi-Annual, Summer Meeting Minutes

July 10, 2011 ~ 1:00-2:30 P.M.

**Members Present:** Chris and Chantal Maestas, Wayne and Jean Wagner, John Ivie, Chris and Heidi Bauer, Rich and Shirley Miller, Jim and Carol Whipple, Jeff Ostrich, Julie and Shawn Neal, Derek Weber (Filing 1&2 guest), Matt Charboneau, Carol and Clark Wykert, Rod Scherencel

**Location:** Big Thompson Fire Bldg located at the lake in Cedar Springs

Introductions and sign-in – The committee introduced themselves, a few members introduced themselves as new to the mountain.

Vote to approve agenda – **Voted:** Agenda Approved

### I. Secretary's Report

Web site: [www.cedarspringsimprovement.com](http://www.cedarspringsimprovement.com)

Meeting minutes for the Semi-Annual meeting held in February 2011 were reviewed. Voted to accept February 2011 meeting minutes.

**Voted:** Approved

### II. Treasure's Report

- A. Chris Brock resigned her position as the CSIA Treasurer effective June 30<sup>th</sup>, 2011.
- B. Checking account and budget status @ July 6<sup>st</sup> for Cedar Springs Filing 3&4: A budget report was provided to all members in attendance. The budget is posted online each quarter ([www.cedarspringsimprovement.com](http://www.cedarspringsimprovement.com))
  - a. Total budget accounts for \$47,372.96. Of this amount, \$2,892 is donated by the Larimer County Roads and Bridges Division.
  - b. Expenditures through 7/6/11 are \$18,240.04.
  - c. Through June 2011, \$8,875 was expended on the access road. Cedar Park matched this amount thus the total amount spent on the access road to-date is \$17,750 dollars by both associations. \$7,125 dollars remain in the Cedar Springs budget to complete the fall road maintenance (Cedar Park will again match this amount).
  - d. Grading completed on Snow Top in early May was \$7,980 dollars. \$4,020 remains in the budget to conduct additional maintenance to internal roads within filings 3 and 4.
  - e. A copy of the budget will be posted online, and provided with the meeting minutes.
- C. Accounts Receivable (collections) status
  - a. 88% of Cedar Springs 3&4 owners have paid their annual road dues for 2011.
  - b. For owners in arrears, payment plans have been established to pay the association a monthly amount to bring their account current (in instances where the owner is willing to make payments). A property owner indicated that this is very difficult to track and keep up on with as it requires a considerable amount of time on the side of the treasurer. The treasurer is required to keep up with the different payment plans and fee's and interest associated with late payments; therefore, payment plans occur on an infrequent basis. Members are encouraged to contact the CSIA Treasurer should they be behind in their due's ([cedarsprings08@q.com](mailto:cedarsprings08@q.com))
  - c. Standardized email has been set up for all CSIA Board members. As members change, the email addresses will be passed on to the new members; so, the contact email will always remain the same. Property owners are encouraged to email any board members with questions, comments, or concerns. The email addresses are:
    - i. CSIA Board President: [cedarsprings01@gmail.com](mailto:cedarsprings01@gmail.com)

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- ii. CSIA Board Vice President: [cedarsprings02@gmail.com](mailto:cedarsprings02@gmail.com)
- iii. CSIA Treasurer: [cedarsprings08@q.com](mailto:cedarsprings08@q.com) (please note different address ending of q.com)
- iv. CSIA Secretary: [cedarsprings03@gmail.com](mailto:cedarsprings03@gmail.com)

### D. Budget/Expenditure Projections for 2012

- a. There are 179 parcels in filings 3 & 4, should 100% of the property owners pay annual due's at 225 dollars, the Association would collect \$40,275 per year (225 X 179). Referenced in chart below.
- b. The current year budget, adding in property tax and insurance paid prior to the budget was created in April, accounts for \$40,591 (referenced in chart below)
- c. At the current payment rate of 88% of owners contributing, the community would have a budget of 35,325 dollars (157 X 225), plus the Larimer County contribution of 2,892 dollars for a total of \$38,217/year. This is 2,373.89 less than the current budgeted year expenses.
- d. Due to the projected shortfall, the small amount of reserve set aside for emergencies (ie dam repair at the lake, road damage due to weather/accident/washout) would need to be utilized to maintain the roads at the level maintained for 2011.
- e. It is anticipated that costs will continue to increase for road maintenance, Additionally, many homeowners would like the road to be maintained on a more frequent basis. Damage to vehicles and decrease in property values were cited in the meeting as reasons to improve the road conditions.

#### Expenses: Yearly Budget Projection Calendar Year 2012

Yearly road maintenance estimate-same budget as 2011	\$31,000.00
Property Taxes/Insurance-no increase	\$2,590.89
Administration-no increase	\$7,000.00
Total	<u>\$40,590.89</u>

#### Income Collected for 2012

100% of owners pay due's (not realistic, but provides benchmark)	\$40,275.00
88% of owners pay due's (match 2011 rate)	\$35,325.00
County Contribution (if maintained-optional)	<u>\$2,892.00</u>
Projected Funds/Income for year 2012	\$38,217.00

Projected shortfall at 88% of owners paying due's **(\$2,373.89)**

- f. It is projected that the community would be required to reduce the amount of road maintenance expenditures by 2,373 dollars, or utilize the emergency fund should additional funds not be acquired by the Communities road association.
- g. A member spoke about renting a home on a dirt road and the association road due's were over 1K per year. Another community member indicated that 500/year was the cost at a community down the road. Another community member indicated when they purchased their property on Storm Mountain they thought the cost was 225/month for road dues.

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Several property owners indicated a cost increase for road maintenance would be reasonable and needed more involvement from the Cedar Springs community to determine if the community would be willing to increase dues to maintain the road at a higher standard. Members requested a late summer meeting to discuss the increase of due's for road maintenance. The board agreed to hold a meeting in late summer, early fall and send out invitations in the mail, post signs at the bears, and email out reminders via the yahoo email group.

- h. Discussion around economy being bad, but there is need for an increase in dues. One member recommended making it a twice yearly assessment instead of one assessment around the December Holidays.
  - i. The road dues can be paid at any time of the year. Any homeowner can pay their assessments in June (or any other month) if they want instead of December. They are just due no later than December 31<sup>st</sup>.
- i. Community member stated the road maintenance is the responsibility of the community. If we do not have the money collected from members to pay for the road maintenance at the rate needed to maintain the road, the quality of the road will be impacted.

### E. Accounts receivable (collections) status-

- a. Prior years showed as few as 50% of the community members paying the annual road improvement due's.
- b. The Cedar Springs Community requested the board to focus on bringing equity to the property owners and work hard to bring accounts current. The board has increased "participation" in the road due's to 88%. It is anticipated by late this summer, early fall, the rate will exceed 90%.
- c. The small number of property owners who do not respond to repeated requests to pay dues, do not contact the association and set up a plan to pay the amount owed, or refuse to pay dues, automatically generate a referral to collections.

Vote to accept treasure's report- Voted: moved to accept, passed

### III. Vote to approve new Board Members

- A. Vote for President (expires 6/12): Voted: Move we accept the current board/officer schedule. Second-Charboneau. Carried-all pass
- B. Vote for Vice President (expires 6/13): Voted: Move we accept the current board/officer schedule. Second-Charboneau. Carried-all pass
- C. Vote for Secretary (expires 6/13): Voted: Move we accept the current board/officer schedule. Second-Charboneau. Carried-all pass
- D. Vote for Treasurer (expires 6/14): Voted: Move we accept the current board/officer schedule. Second-Charboneau. Carried-all pass
- E. A vote was conducted during the meeting; however, a quorum did not exist, therefore, the members will remain in their current positions until a vote can be held via mail in ballot, at the fall or winter meeting.

### IV. Road Business

- F. Road Report
  - a. 2011 Plans for road work
    - i. About \$8,800 was spent on the first grading in early May. Additional repair work was conducted to fill some pot holes and wash boarding last week when the road company was moving out after working on Cedar Park roads.

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- ii. August/September road grading will allow expenditure of the 7K remaining on the access road budget (Cedar Park will match).
- iii. The budget targets an additional 4K to be spent on the interior roads yet this year. Palisade mountain road will be on the schedule for interior road work this fall.
- iv. The May road improvement included the removal of a foot and a half of material right before combat rock. The removal of material allowed for 34 inches of clearance between the road and the top of the guardrail as required by road standards-and for safety.
- v. Drainage and road surfacing improvements. The Cedar Park and Cedar Springs Road Associations met with the county and forest service a few weeks ago. The road receives in excess of 700 trips per day. At 600, the road is recommended to be asphalt to sustain the amount of traffic. Both boards are looking at options. Both associations will be speaking with reputable contractors to obtain estimates for chipseal or asphaltting sections of the road. Once options are mapped out, along with cost, the community will be notified and a plan will be developed to raise the money associated with the road upgrade (if determined that is the route to take).
  1. Discussions occurred around the speed on the access road. Having a water truck on the mountain was also recommended by a community member in order to deter wash boarding on the road.
  2. One member indicated that the board needs to increase communication and work to gain more involvement from the community. The more people we can get to the road meeting (and annual meetings) in the fall, the more backing we will have from the community to improve the roads.
  3. A few members indicated this year the roads have improved with the recycled asphalt application.
- vi. The developer and county made agreements about the road maintenance when the area was developed in 1968. These same decisions have held until today.

### G. Sign Installation Progress Report

- a. Engineered & Installed @ County Expense: County wanted the road improvement boards to pay for them; however, they paid to install the initial signs with the agreement we would replace any that were vandalized. Vandalism of the signs occurred shortly after installation. Four new signs are on order at the expense of the road boards. Cost is around 200 dollars.
- b. "No Hunting or Discharging of Firearms" signs will be installed at the bears and mountain lions. Cedar Springs bylaws state no hunting or discharging of firearms. Last Fall there were hunters in Cedar Springs which concerned several home owners. The home owners are encouraged to contact the local DOW office to report any illegal hunting.

### V. Lake Use

- a. A member indicated their children were at the lake and a person approached them and questioned their ability to use the lake.
  - i. All home owners who are current on their dues can utilize the Cedar Springs Improvement Association lake.
  - ii. A 10 foot easement exists around the lake whereby property owners can access to fish.
  - iii. The lake is catch and release.
  - iv. Should any issues arise with using the lake, community members are encouraged to contact the Larimer County Sheriff's office.

### VI. Forest Service-Hunting concerns from 2010 season: Touched on this at the winter meeting. There were several people hunting elk between Lake and Snow Top (poaching).

- A. DOW was notified, and an investigation was started.

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- B. If you have a private land license, and you have permission from the land owner, you can shoot the elk from the road. They had one private land license, they unloaded into a herd, shot 3, harvested 1 and left the rest to rot. Saw 5 or 6 this year.
- C. CSIA has covenants that state you cannot hunt or discharge firearms in Cedar Springs. It is a civil violation to do so. The association urges property owners to not give people permission to hunt on your property. The hunting laws are pretty lax. Some owners on lake were going to put up no hunting signs.

### VII. Wood Chipping

- A. Jim Egan made an agreement with Home Depot to use a chipper at no cost.
- B. Owners can chip and shred to help eliminate any fuel on their properties. Proposed the disposal of dead trees, tree branches and slash.
- C. Chipper normally runs at 400/day. He may be able to have the chipper for a day or two. The letter was sent to Cedar Springs and Cedar Park.
- D. Should any community member want to participate, please contact Jim Egan at 970-278-9271.

Adjournment