

Cedar Springs Improvement Association

POB 8 Drake, CO 80515

April 5, 2014 1:00pm Meeting

(Minutes posted awaiting acceptance at CSIA summer meeting)

MEMBERS PRESENT:

Filings 3 & 4: Total of **44 lots**

David & Kandee Stamps (1), Gary & Melody Nims (1), Elaine England (1), Tom & Diane Haight (1), Mel & MaryJ. Haach (1), Michael & Diane Lingreen (1), Wayne & Jean Wagner (1), Ken & Jane Rushing (2), Shirley Miller (2), Perry Loeffler (2), Gary & Diana Smith (1), Mark & Kenya Haupt (4), Matt & Holly Charboneau (1), Martin & Andrea Vitullo (1), Crystal Pribble (1), Carol Whipple (1), Dennis Lemon (1), George Solheim (2), Christi Eixenberger-Knudsvig (1), Jennifer VanWormer (1), Gary & Joan Schultz (1), Jeff Ostrich (1), Michael Ohde (5), Chris Maestas (2), **Tom Rizzardo (2)**, John & Deedra Ivie (2), Chris Brock (4)

Two Proxy votes from: Kerry & Cindy J. Edwards giving Chris Brock authority to vote their 3 lots

Filings 1 & 2: Total of 9 lots

Michael Breiting (1), Jim & Jill Eccelston (1), Jack & Judi Robinson (1), Lani Vlaanderen (1), Ean & Lynn Grieve (1), Faelynn Du-Hadway (1), Shirley Foster (1), Bill & Carol Sarchet (1)

One Proxy vote from: Kathy Harding & Robert Fox was given to Jim & Jill Eccelston although Filings 1 & 2 had no authority to vote

PRESIDENT:

Meeting was called to order by President John Ivie and asked if everyone had signed in. PID information sheets were handed out.

Vote was taken to accept minutes from July 27, 2013 meeting **and it passed without objection.**

Dave & Kandee Stamps noticed that they were not listed on members present at the July 27, 2013 and asked that Chris Brock be sure this was noted.

PID – PUBLIC IMPROVEMENT DISTRICT:

PID board was introduced and Gary Kubinak announced that because property values had dropped so does the money available for road repairs. Although the county has approved money for emergency repairs from the flood such as grading, ditching and crowning of roads. The forest engineer was out to view the access road and said the sloping is dangerous but still would not approve guardrails on their stretch of the access. Gary Kubinak has been trying for the past month to get the okay to make repairs to the forest stretch.

Cedar Park has filing directors for each filing, Cedar Springs has Bill Powers for 1 and Chris Brock for 3 as volunteers but would like 2 more volunteers for the other areas 2 and 3, no one offered.

Gary Kubinak stated they are having a difficult time finding county approved contractors to bid road work. Shannon White of White Trucking, is not an approved county contractor. If the work done is under \$5000 we can use anyone. Above \$5000 we have to get 3 bids and they are still working on getting those bids.

The PID board has established a land line 1-970-429-5350 to leave messages and POB 314 Drake, CO. They will have a meeting July 19, 2014 at the BTCA building for the entire community.

Kathleen Solheim asked if there was any HUD money for repairs but there was not. Ken Rushing had questions about the engineer that came up from the forest service and Jim Eccelston said he has been talking to Matt Johnson with the county and only 2 days ago got the approval for emergency repairs. Gary Kubinak stated that Connell Construction had done great repairs to our road after the flood and he was in touch with them to bid spring repairs on our road. Any contractor working on our roads had to have liability insurance.

Gary Schultz and Shirley Miller made statements but I couldn't hear. Jim Eccelston stated that the forest engineer stated our road was a Level 4 because of the repairs/improvements we had made. So we have applied for a special permit so we are legal making repairs to the forest section of the access road.

Martin Vitullo stated that if we find the political superior we might have better luck or quicker response time to get stuff done.

Shirley Miller thanked the PID board for all their hard work and Jeff Ostrich stated it was Rich Miller that took care of roads for so many years by himself and the room applauded.

ASSOCIATION DOCUMENTS DISCUSSION:

Tom Rizzardo discussed the various ByLaws, Covenants, Rules or Articles that have been established since 1968, been rewritten and/or revised and **that** going forward it could be a nightmare. Several members i.e.: Michael Ohde, Kathleen Solheim, Dave Stamps stated they moved to the mountain for less rules, things have never been enforced, and they liked it. There was a call for volunteers to help create a draft of **new/updated Association Documents** moving forward that we could **present to an attorney and ultimately approve for the CSIA**. Gary Schultz and Chris Brock had already started: Andrea Vitullo, Dave Stamps, Diane Lingreen and Gary Smith offered to help.

Vote was taken to rewrite the **Association Documents and passed with 39 voting in favor / 0 opposed.**

LAKE/DAM DISCUSSION:

John Ivie discussed the situation with the lake and mentioned that at the summer meeting the state engineer **made a presentation of the current condition of the lake and dam as well as recommended maintenance options with estimated costs. John noted that if we cut down trees, bushes on the Dam, add some fill to the damage caused by the flood and add some rip rap where needed, that it would likely suffice for this year.**

If we do nothing to the lake/dam, the state would slowly drain it over the next 10 years and we would lose water retention rights for it. Diane Smith stated she had worked in insurance and our property taxes would surely go up without the Fire suppression of the water.

There was discussion about the cost of repairs and John Ivie re-assured everyone that we were NOT going to be billing everyone until more research was done and more payment options were investigated. Also we would like to **investigate** Cedar Springs 1 & 2 and Cedar Park offering to help with repair costs. **A vote was taken to come up with 3 viable options with regards to the repair & maintenance of lake/dam and passed with 37 voting in favor / 0 opposed.**

There was continued discussion about the purpose of the lake, the negative impact of not keeping it for firefighting purposes, and getting the other areas on board to help. Dean Grieve mentioned there was a drafting hydrant at one end and had been damaged. John Ivie stated that repairs to the hydrant were in the bid from the state.

Deedra Ivie mentioned our email for any questions: cedarsprings08@q.com

Diane Haight asked if we made the **recommended repairs to the lake/dam how long would they last and John Ivie stated the engineer said that annual maintenance would be needed (rip-rap, tree removal, etc.) but that the drainage pipe cast in-place sleeve replacement would last in excess of 100 years (basically "forever").**

Dave Stamps said we should work on getting Filings 1 & 2 to vote to become an official/legal part of the CSIA with Filings 3 & 4.

GENERAL DISCUSSION:

Members were asked to approve **Tom Rizzardo** and **Chris Brock** to the board **(they had been appointed by existing Board in the interim months)**. The board asked if anyone else would like to serve and **Dave Stamps** was nominated for a Board position. **A vote was taken and all three of the nominated Board Members were approved by a unanimous vote.**

SECRETARY / TREASURER REPORT:

Chris Brock stated that we had expenses in 2013 of \$48,729.59 and this years projected expenses were estimated at \$14,437.00 **(based on 2013 expenses) and by 2014 Summer meeting we should be able to give a better prediction of actual expenses given the formation of the PID and interim maintenance work on the Dam.**

The CSIA has a current balance of \$44,707.92

The CSIA Summer Meeting was approved for August 9, 2014 at the firehouse. Potluck will be at noon with meeting afterwards and Jeff Ostrich asked if we would do hot dogs and hamburgers. Chris Brock agreed to the menu. **Notification will be posted on the website.**

2:45pm - Dave Stamps made the motion to adjourn the meeting and Chris Maestas seconded. **The motion to adjourn passed unanimously.**