



CSIA

Cedar Springs Improvement Assoc.
PO Box 8
Drake, CO 80515

Minutes - Winter Meeting – Sunday, February 22, 2004

Dave Szymanowski, president, called the meeting to order at 1:00 p.m. Other officers present were Jim Egan, vice president, and Jim Whipple, secretary. Kathryn Ahl and Randy Davis were excused.

Doughnuts were furnished courtesy of Alpine West Realty.

INTRODUCTIONS: Attendees introduced themselves and stated the number of lots they owned to determine that a quorum (22 lots) was present. Membership representing 32 lots was present.

APPROVAL OF MINUTES: Motion was made and seconded to approve the Minutes of the summer 2003 meeting as presented.

ASSOCIATION MEMBERSHIP DUES – Dues are due on July 1 each year and become delinquent on September 1. Dues are \$175 per lot per year. Make checks payable to CSIA and mail to P.O. Box 8, Drake, CO 80515. Statements for dues will be mailed separately.

FINANCIAL REPORT: (Copy of Financial Report attached.)

ROAD REPORT: Rich Miller stated that the usual difficulties in getting cooperation from Larimer County, U.S. Forest Service and Cedar Park for funding improvements to the access road have been the major reason for the delay in repairs. Lengthy discussion of various methods of repairs and maintenance of the access road and the related costs of same took place. Motion was made and seconded that Cedar Springs and Cedar Park get together to fund blading the road monthly for at least eight months of the year. The motion passed unanimously. An effort will be made to grade the road from Combat Rock through the switchbacks as soon as possible.

Motion was made to raise dues to \$225 per lot for access road improvements. Motion was tabled until after the Cedar Park and Cedar Springs boards have met. Motion may be discussed further at the summer meeting.

Motion was made and seconded to change Cedar Springs' budget dates for road funding from July to July time frame to January to January time frame retroactive to January 2004, to coincide with Cedar Park's budget year in order for road funds from both associations to be available at the same time. Motion passed.

IMPLEMENTING BUSINESS POLICY: To document business practices, the Association mails to members minutes of Association meetings, notices of dues amounts, due dates, the date dues become delinquent and where to send dues payments. The Board needs to know the current **MAILING ADDRESSES** of Association members in order to mail this information. Please keep the Board informed of changes in mailing addresses for your properties. The Board will initiate best management practices documentation regarding road maintenance.

NOMINATIONS TO FILL BOARD VACANCIES: Gary Schultz, Dave Szymanowski, Daniel Gosnell, and Todd Riemersma were nominated to fill board vacancies created by expiration of terms for Jim Whipple and Dave Szymanowski. The two positions will be filled by ballot and announced at the summer meeting.

STREET NAME CHANGES: Motion was previously made and passed at the 2003 summer meeting to change the street name Bobcat Drive to Palisade Mountain Drive from Bobcat Drive's present intersection with the present Palisade Mountain Drive to where the present Bobcat Drive ends at Snow Top.

The street that is presently Palisade Mountain Drive from its intersection with present Bobcat to where it ends at Snow Top (opposite Galena Court) will be renamed as one of the suggested names listed on the ballot. These names will be voted on by ballot and be announced at the summer meeting. The street name changes had been agreed to previously to eliminate confusion for emergency situations. The county wants a specific street name agreed to by the Association before the county will approve the change.

LAKE REPORT: No report; however, there's a continuing need for donations to stock fish in the lake. Contributions can be made by using the form attached to these Minutes.

GENERAL DISCUSSION: Cedar Springs agreed to support sharing the cost of plowing, sanding and salting the access road, while asking that related costs over \$800 be approved by the Board. It was agreed to continue to support this arrangement for the remainder of the winter. Carl Miller will notify the Board when additional material is required.

Carl called the Board's attention to an apparent misunderstanding regarding supplying the material to sand the access road, as well as concern about delayed payments for the work being done. The Board agreed to look into the matter and make prompt payment of money owed. Carl will advise the Cedar Springs Board as to the amount of sand the Board will need to order to provide for completion of its share of each winter's operations.

NEXT MEETING: The Association's summer meeting will be at the firehouse on Sunday, June 13, 2004, with a potluck picnic at 11:00 a.m. and the meeting at 12:00

ADJOURNMENT: The meeting adjourned at 3:00 p.m.

BOARD CANDIDATES:

TODD RIEMERSMA: My name is **Todd Riemersma**. I live with my wife, Sara, and our two dogs at 1703 Palisade Mtn. Dr. We have been residents of Cedar Springs for four and a half years. I have been a restaurant owner in Loveland and currently work for a food distributor out of Denver. I am on the ballot to become a member of the board for Cedar Springs Filings 3 and 4A.

As a member of the board, my primary goals will be to focus on the maintenance of our access road and the procurement of our interior roads. To increase communication among all homeowners and the other filings so that all decisions are made in the best interest for our neighborhood. To take the problems we are all dealing with and find the most cost effective, efficient, and logical means possible to fix them.

I would like to ensure that we as homeowners are aware of the boards actions, decisions, and problems. I can promise that I would hold position on the board in an honest and straightforward manner and that I would take seriously the concerns of our neighbors, the safety of our road, and the overall progression of our area while maintaining the personal privacy we all enjoy living here.

I am open to suggestions and ideas for change. I look at being on the board as a challenge and I accept that challenge with energy if you so choose to elect me.

DANIEL GOSNELL: Hello Cedar Springs, my name is **Daniel Gosnell**. I am running for a position on your improvement association. I have lived in the neighborhood for a little over 3 years. My wife, Elizabeth, and I live and work in our community. We run a small glassblowing business out of our house. My wife and I have a 17 month old boy, his name is Aiden. We enjoy mountain living very much. I believe that not having lived here for as long as some will give me an advantage to look at things with a fresh perspective. I look forward to being an active part of your association.

Enclosures:

Copy of Financial Report for Q1/Q2 – 2003-2004
Pre-Addressed Stamped Ballot

Financial Report for Q1 & Q2 2003/04

CHECK NO.	PAID TO	AMOUNT OF CHECK
		\$ 86.68
807	Sams Club (Summer Meeting Supplies)	170.00
808	Carl Miller (Sanding and Snow Removal)	500.00
809	Randall Davis (Treasurers Expenses)	228.51
810	Jim Whipple (Summer Meeting mailings)	6,935.00
811	White Trucking and Construction (4235.00 Interior & 2700.00 Access)	7.40
812	Safeway (Postage Stamps)	196.00
813	Carla Pollock (Tax Accounting)	50.00
814	Jim Stetson (Fish Fund Money Sent to us for the Stocking of the Lake)	36.00
815	Post Master (PO Box Fee)	1,353.50
816	Myatt, Brandes & Gast (Attorneys Fees)	1,868.70
817	Weedin Insurance (Lake & indemnity Insurance)	204.25
818	Carl Miller (Sanding and Snow Removal)	
		11,636.04
		21,174.32
		21,908.67
		\$ 31,446.95
		11,636.04
		21,174.32
		21,908.67
		\$ 31,446.95

From July 1 to present the association has spent a total of \$11,636.04.

Of this money spent, \$4235.00 was spent on interior roads, \$3074.25 was spent on the Access road, and \$4326.79 has been spent on Insurance and expenses.

In the first 2 Quarters of the year, there was a total of \$21,908.67 received. All this money was for current year dues.

As of present there are a total of 40 unpaid lots for a total of \$7000.00

Funds Needed for Lake Re-Stocking



We need funds to restock the lake with 6-9" Rainbow Trout so they can grow and mature. Your help in this effort is greatly appreciated!

\$25
 \$50
 \$75
 \$100
 Other \$

Please make check payable to: "Cedar Springs Filing 1&2 Lake Re-Stocking Fund".

Send to:

LAKE RE-STOCKING
 P.O. Box 368
 Drake, CO 80515