

Cedar Springs Improvement Association

July 27, 2013 1:00pm Meeting

<http://cedarspringsimprovement.com>

Members Present: Jim Egan (1), Larry & Mary Moore (1), Clark & Carol Wykert (1), Andrea Vitullo (1), Wayne & Jean Wagner (1), John & Deedra Ivie (2), Chris Maestas (2), Dennis Nevins (1), Ellen O'Connell (1), Perry Loeffler (1), Michael and Joanne Knight (1), Tom and Ann Rizzardo (2), Kathleen Solheim (2), C. Sloat (1), Chris Brock (1), Matt Charboneau (1), Steve Murdock (1) TOTAL of 21 lots

Filings 1 & 2 Members: Bill & Carol Sarchet (1), Jim & Jill Eccleston (1) TOTAL 2 lots

Secretary's Report: Introductions and sign in

Reminders handed out for the PID meeting on August 15, 2013 in Estes Park for the those that wanted to attend. The board decided not to discuss the PID since there were still a lot of questions that we could not answer. We asked the members to attend the meeting for accurate answers.

Vote to approve agenda – approved

Treasurers Report: Checking account balance through 6-30-13 is at \$54,397.41, with expenditures at \$21,945.89. The full budget report can be viewed on the website.

Deedra detailed that \$40,000 had been set aside for the dam repair.

As requested at last year's meeting a more detailed chart of expenses was handed out at the meeting and can be viewed on the website.

Dennis Nevins volunteered to help make calls to owners behind on their dues. Deedra stated that she had a list of about 18 that she would get to Dennis.

Vote to accept treasurer's report – approved

Board Members: John discussed the issue of still running without a full board due to Rich Millers passing, Rod & Lynn moving to Durango and Chris & Heidi selling their home. A sign up sheet was passed around for interested members to serve on the board. Tom Rizzardo signed up and was later named as VP, also we did not have a quorum at the time.

Road Business: Matt Charboneau was at the meeting with the Forest Service and was told that the Forest Service did not want the road improved as it has over the years. Chris Maestas brought up the point that the road does not have the correct crown to allow water to run off in the ditches. Tom Rizzardo stated that the pile up under the guardrail was preventing the run off and should be addressed.

Any road work this fall will depend on the budget.

Drawing was done for 6 winners of \$50 off 2014 road dues and the winner are:

Perry Loeffler, Clark Wykert, Solheim, Chris Maestas, S. Sloat and Tom Rizzardo

Lake/Dam: John Gauthiere, a civil engineer, presented his finding when examining the dam and gate. A full report will also be on the website at a later date.

His findings showed that the gate/dam is in need of repair. The gate should last between 10-30 yrs. and it is 44 yrs. old. If it is not repaired soon the expense could almost double.

John Ivie will discuss helping with the expense with Cedar Park, stating the need to keep the lake for fire suppression, wells in the area and home insurance costs could go up for everyone.

John Gauthiere offered solutions to the cost of a low cost loan through the county. The process to obtain would cost about \$5000. There was discussion about our bylaws perhaps not allowing us, CSIA, to go into debt. There was discussion and an ask for volunteers to update our bylaws to reflect current standards of practice. Dennis Nevins recommended going into debt and Tom Rizzardo suggested waiting until 2014 for repairs.

Larry Moore suggested we change the bylaws and it was agreed and when a quorum is present we can vote on it.

Tom Rizzardo will serve at VP until a quorum is present and can be voted

Dennis Nevins voted to adjourn the meeting.