

## ***Cedar Springs Improvement Association***

*POB 8, Drake, CO 80515*

*Semi – Annual Meeting*

*February 9, 2013*

### **Community Members Present:**

Jim & Carol Whipple (1), Paul & Kandee Stamps (1), Gary & Melody Nims (1), Chris Maesta (2), Dick Spitler (1), Eric Kilbourn (1), Jim Egan (1), Elaine England (1), Mel & Margo Haack (1), Joanne & Michael Knight (1), Bill & Carol Sarchet (1), John & Deedra Ivie (2), Matt Charboneau (1), Chris Brock (1); 16 total lots

**Location:** Big Thompson Association Building

Introductions and Sign In:

Vote to approve agenda – Voted and approved

### **Secretary's Report:**

Website: [www.cedarspringsimprovement.com](http://www.cedarspringsimprovement.com)

Vote to accept previous minutes; voted to accept the minutes as posted on the website: approved

### **Treasurers Report:**

Dave Stamps asked if the community could have a breakdown of the budget and if there was the possibility of an oversight committee. The board stated that anyone from the community could review the books, and we filed taxes each year.

### **Board Members:**

Rod and Lynn Schrencel have accepted a job in Durango and will be resigning from the board, Chris and Heidi Bauer have sold their cabin and will be moving back to Denver, Richard Miller passed this summer. We will be short a President, Treasurer, Secretary and Road Director. In the interim John Ivie will be moved to President, Deedra Ivie will be moved into Treasurer, Matt Charboneau will be

Road Director and Chris Brock has been accepted as Secretary, we are still short a Vice President.

### **Discussion:**

Dave Stamps asked for clarification on the number of lots represented at the summer meeting – the total was 54 lots.

Dave Stamps and Chris Maestas discussed the issue of dues increase and it was pointed out that the increase was to maintain the roads, NOT improve them. The cost of labor and material had gone up and at the current rate we were having to dip into emergency funds.

Cedar Park and Cedar Springs would meet in the next few months to decide on the Access road budget.

John Ivie and Heidi Bauer discussed meeting with Dale Miller regarding work on the switchbacks. There was discussion about the reclamite being tried on flat roads and how it would work on the switchbacks. There was talk about how laying recycled asphalt had worked from the last switchback up to Combat Rock and it seemed to be holding well. John Ivie stated that \$10,000 was spent just on that section. Gary Nims complained that it left black on his car as did several others. John Ivy explained that he thought the error was made when it wasn't allowed to dry properly and there was not enough sand laid.

Michael and Joann Knight suggested that if we try again we should close the road for 12 hr.

Eric Kilbourn asked if we could just patch and do minor repairs and use an I beam occasionally to iron out the rough patches.

John Ivie brought up the issue of the dam repair. The state inspector came up in December 2012. The issue was the valve pipe and freezing, melting and the gate hasn't been opened for years and if it doesn't close we could lose the lake and fire suppression would be lost. The dam was built in 1968. There is erosion around the pipe and yearly maintenance should be done to the dam to replace rip rap and remove the trees.

When the weather gets warmer we will have a diver go down and give us a detailed estimate to repair. The repair was estimated at \$15,000 - \$20,000. We also need volunteers to spend some time cutting trees and replacing rip rap, etc. Several members said they would help. Gary Nims asked if there was money for repairs. The board stated that funds had been put aside for this major expense.

**Public Improvement District:**

There was some discussion about the PID, but as the board we knew very little about it and couldn't answer too many questions but reassured the community that we would all learn more as time went on.

The meeting was adjourned.