

# *Cedar Springs Improvement Association*

## *August 9, 2014 Summer Meeting*

Members Present:

### **Cedar Springs 3 & 4 \*QUORUM ESTABLISHED**

Shirley Miller (3), Carol Whipple (1), Gary Schultz (1), Debby & Ken Paris (1), Clark & Carol Wykert (1), Mel & Mary Haack (1), Andrea Vitullo (1), Gary & Diana Smith (1), Elaine England (1), Lenore & Dave Olson (1), Tom Rizzardo (2), Lisa & Mike Knapp (1), Perry Loeffler (2), Jim Egan (1), Shawn Neal (1), Ken Rushing (2), Eric & Keturah Kilbourn (1), Donna Elston for Bill Denman (1), Jeff Ostrich (1), Kathleen Solheim (2), Chris Brock (1), John Ivie (2), Tim Tulk (2), Michael Meyers (1), Vic Spence (1) = total of 33 lots (33 votes)

### **Cedar Springs 1 & 2:**

Jim & Jill Eccleston (1), Danette Steel for Doris Moritz (1) = total of 2 lots (not able to vote)

Gary Schultz accepted the agenda and Carol Whipple seconded.

Gary Schultz accepted the minutes from the winter meeting and Dave Olson seconded.

An announcement was made that more items will be available on the website in order to save printing and postage, some members elected to still have paper items mailed: Shirley Miller, Clark and Carol Wykert, Andrea Vitullo, Elaine England, Perry Loeffler, Shawn Neal, Jeff Ostrich, Kathleen Solheim and Tim Tulk.

Andrea Vitulla asked about the timetable for road work; Central Federal Lands (CFL) plans on completing flood damaged areas before the end of 2014.

Shirley Miller asked if the damaged guardrail on the switchbacks was going to be replaced & the Forest Service will be taking care of that.

Jim Egan stated that Shannon from White Trucking was not approved by the county to work on our roads although we could use him for snow removal if the invoice was under \$5,000. Work on #153 was underway by the Forest Service covering 7 miles of grading and filling holes. The Forest Service plans on making repairs to their part of the access road in 2015.

Ken Rushing asked why repairs to the upper part and not the access. It was stated that they needed the upper part done in case of fire.

The bridge to the switchbacks was going to be completed by CFL before the end of the year.

The draft of bylaws was handed out and Andrea Vitullo thanked Dave Stamps and Chris Brock for their work. Work will continue until we have a complete draft, which we be covered at another meeting and then sent to attorney for final draft and then approval.

John Ivie stated that the association still needed to pay property taxes on the 2 parcels including the lake and lot below. In order to be in compliance with the State Engineer work was being done, mostly by owner Bill Martin, of clearing brushes and trees. Dean Grieve had given permission to cross his land so we could replace soil or rip rap damaged by the flood waters. Jim Egan asked who owned the water and damn and it belongs to CSIA.

If nothing is done to make minimal repairs in then the state could start draining it over the next 10 years and the water could be sold.

There are benefits to owning the lake: we have 32 acre foot of water, recreation benefits and fire suppression. Chris Brock stated that she has checked with our insurance carrier and we are able to have small row boats, etc on the lake.

Shawn Neil stated Big Thompson Fire Dept considers the lake a very valuable resource for fire suppression.

There was talk about opening it up to "All Storm Mountain" residents since it is too hard to monitor who uses it anyway. Although Cedar Park has never offered to help pay for any repairs.

Katheen Solheim asked for confirmation that if we do nothing to the lake the state will drain it - yes the state has the right to drain.

John Ivie stated that within the next 3-4 years CSIA will need to start collecting dues to pay taxes on the lake. However with the building of the new firehouse the current property reverts back to CSIA and we have the right to sell it. That money could be used to repair the dam.

There was much discussion back and forth about charging lower dues now and not waiting 3-4 yrs, get more bids for repairs, don't do anything now and just let the state take over and also homeowners should check with their insurance carriers if they will still underwrite policies up here without a lake.

A motion to accept the 2015-18 CSIA Budget presented by the Board was made by Clark Wykert and seconded by Kathleen Solheim. Vote: 19 Yes / 0 No / 14 Abstention. Motion passed.

A motion to waive the 2015 CSIA annual dues was made by Andrea Vitulla and seconded by Mel Haack. Vote: 13 Yes / 8 No / 11 Abstention. Motion passed. There was discussion to continue CSIA annual dues in upcoming years in order to build a Dam maintenance/repair fund ASAP. These are not connected to the PID payment made by all homeowners to the Storm Mountain PID.

Eric Kilbourn suggested a committee to save the lake but no one volunteered.

Ken Rushing thanked the PID for all their hard work on the roads to date.

No other new business.

Carol Whipple made the motion to adjourn the meeting and Gary Schultz seconded.