

Cedar Springs Improvement Association



Winter Meeting February 11th 2002

NOTE: Dues are \$175 per lot and are due on July 1st of each year. Delinquencies will be referred to collections on October 1st.
Starting this year the association will be sending out a separate bill in June.

The winter meeting was held at the Big Thompson Community Center and was called to order at 11:00 by president Dave Szymanowski. Board members present were (President) Dave Szymanowski, (Vice President) Jim Stetson, (Treasurer) Randy Davis and (At Large) Kurt Radtke. Donuts were furnished by Kurt Radtke of Alpine West Realty.

Introductions:

The board members and members introduced themselves.

Determination of a Quorum:

A total of 29 property owners representing 39 lots were present. Enough to qualify for a quorum.

Visit from the Estes Park Sheriffs office:

A presentation was made by Sergeant Steve Holloway of the Estes Park Sheriffs office. He answered questions concerning vandalism and the use of firearms in the area. He addressed the recent vandalism being done to signs in the area. When questioned about the use of video surveillance in combating the problem he said that it has been used in the past and has been very effective. He said the sheriffs office would work with the association to investigate the use of video surveillance systems. He informed members that it is an act of criminal mischief or a felony offense if the monetary damage done exceeds \$500. Sergeant Holloway also stated that the sheriffs department will be using radar on the access, forest service and internal roads periodically due to numerous complaints and people driving at excess speeds.

The speed limit for all mountain roads is 15MPH as per CRS 42-4-100(3).
SPEED KILLS OUR ROAD !!

A motion to dispense with the reading of the summer 2001 meeting and record the minutes as written was made. This was passed.

Financial Report:

The financial report was presented by Randy Davis. From July 1st to present the association has spent a total of \$22,042.35. Of this, \$15,000 was spent on the access road and \$8,575 on interior roads. \$31,135.63 has been collected this year. Of that amount, \$26,000 was collected for current dues with \$4,000 collected on past due accounts. The association has spent \$17,835.39 on the road and \$4,206.96 on insurance, road activities, and expenses. A copy of the report is included with this letter. There are a total of 190 lots in filings 3,4 & 3-1A of which 33 have not paid their dues this year and 25 lots have never paid their dues. In an effort to be fair to members that pay their dues on time all delinquent dues will be assessed one or more additional penalties as provided in the **By Laws Article VI Dues and Fees Section 2.**

Section 2. – Delinquencies – In the event that any member becomes delinquent in the payment of annual dues, assessment, or fees, the board of directors may do any one or more of the following:

- a) Sue for said delinquent amount in any court of competent jurisdiction, in which event the association shall be permitted to recover, in addition to said delinquent amount, all costs of collection including interest at the rate of fifteen percent (15%) per annum from the delinquency date, recording fees, attorney fees and court costs.
- b) Impose a lien upon the property of each Cedar Springs Estates member whose dues or assessments remain delinquent and unpaid after October 1st of said ensuing fiscal year.
- c) Suspend all privileges, including all lake privileges, of each delinquent member

CEDAR SPRINGS IMPROVEMENT ASSOCIATION



Q1-Q2-2001-02 Financial Report

CHECK NO.	PAID TO	AMOUNT of CHECK
740	White Trucking & Construction (Access Road)	\$ 4,135.00
741	Secretary Expenses (Candice for 2001/02)	\$ 400.00
742	Secretary Expenses (Dave 2000/01 Donated to Lake/Fish)	\$ 400.00
743	Treasure Expenses (Randy 2000/01 Donated to Lake /Fish)	\$ 500.00
744	White Trucking & Construction (Access Road)	\$ 2,500.00
745	Jim Egan (Replacement of Vandalized road signs)	\$ 103.66
746	Larimer County Clerk (Release of Liens)	\$ 10.00
747	Larimer County Clerk (Copies)	\$ 11.25
748	Dave Szymanowski (Summer Meeting Minute Mailings)	\$ 44.88
749	White Trucking & Construction (Interior Road)	\$ 8,575.00
750	Treasure Expenses (Randy 2001/02)	\$ 500.00
751	Jim's Construction (4" Rock put in Ditch on Burg Hill)	\$ 226.73
752	Post Master (P.O. Box Fee)	\$ 32.00
753	Attorney Dwight Brummit (Legal Advice)	\$ 100.00
754	White Trucking & Construction (Access Road)	\$ 1,370.00
755	Internal Revenue Service (Federal Taxes)	\$ 41.16
756	Colorado Department of Revenue (State Taxes)	\$ 13.00
757	Carla Pollock (Year End Accounting)	\$ 134.27
758	White Trucking & Construction (Access Road)	\$ 800.00
759	Larimer County Clerk (Release of Liens)	\$ 5.00
760	Weedin Insurance (General Liability on Lake and Properties)	\$ 1,736.54
761	Bank One (Safe Deposit Box)	\$ 40.00
762	Big Thompson Association (Building Rental & Deposit)	\$ 200.00
763	Dave Szymanowski (Stamps & Post Cards for Due's Reminder)	\$ 38.86
764	White Trucking & Construction (Access Road)	\$ 125.00

Total of Money Spent in Q1&Q2 2001/02	\$ 22,042.35
Balance for Fiscal Year 2000/01	\$ 15,198.59
Money Received for Fiscal year 2001/02	\$ 31,135.63
Checking Account Balance	\$ 24,291.87

Break Down of Money Received in 2001/02

Dues	\$ 26,075.00
Collections on Past Due Accounts	\$ 4,375.00
Transfer Fees and Interest	\$ 685.63
Total	\$ 31,135.63

Other Business

•If anyone is interested in receiving a "CPCS Resident" sticker to apply to their vehicle Kathy Miller can be contacted at 669-8587

•Perry Loeffler asked for some help to refill the sand barrels along the road. Carl Miller made a motion to get a committee to help with filling the barrels. The city of Wellington has made containers available to the association for free to use as sand receptacles. Tim Tulk volunteered to supply sand for the road. The association is going to look for an area to stock pile the sand.

•Randy Davis said the rent for the Big Thompson Association building is going up in price and they have also changed the leasing rules. We are pursuing other venues for our meetings and The Stage Stop has offered to rent us a location for \$100. We will continue the discussion to change the location of the winter meeting at the summer meeting.

Proposed Street Name Changes

Perry Loeffler informed members of an effort to change the name of some of the roads in the area to make it less confusing and more accessible for emergency response personal. He stated that some of the addresses will need to be changed on these roads. A motion was made and all were in favor with no opposition. Suggestions for road names will be taken by Perry.

Lake Report

Jim Stetson reported that aerators have been installed in the lake at a cost of \$5,000. The cost was covered by donations to the lake fund and Jim would like to thank everyone that contributed. The cost of the electricity to run the aerators runs about \$55/month. The aeration has brought up some sediment but it can be treated with gypsum. The ammonia and PH levels are down to where the algae is under control so the lake can now support a fish population. Jim plans on stocking fish soon. If you would like to donate to the lake fund information is attached. Thanks to everyone that has helped.

Fire Protection Report

Carl Miller presented a plan for a fund raising committee to raise money to purchase a truck, water tank and pump that will be located here on the mountain. The cost will be in the area of \$5,000. Carl estimates that the truck will be able to pump water for approximately 15-20 minutes. This would be a first response effort on the part of local residents in the case of a fire. The volunteers would then leave the scene of the fire immediately upon the arrival of the responding fire department. For details please contact Carl Miller at 669-8587.

In addition to this a community action group and phone tree is being assembled. The community action group will be used in emergencies and to advise residents of community interest meetings. For information contact Karen Debenham at 593-1091.

Nominations for two board positions

In June 2002 there will be two positions open on the board. Members nominated Randy Davis, Jim Whipple, Jim Egan and Carl Miller for the positions. Since the winter meeting the board has appointed Jim Whipple to fill one position on the board until the results of the election at the summer meeting. The ballot for two board members is included. Additional nominations will be open at the summer meeting. Ballots will also be available at the summer meeting.

Road report

The access road and interior roads are in rough shape and work has not been possible due to the ice. We were able to fill some potholes earlier on the switch backs. The first blading is planned for March. We will be investigating a better longer lasting solution to maintaining the roads. Since the winter meeting board members from Cedar Springs and Cedar Park have meet with the County Road and Bridge Engineer Dale Miller. Dale has agreed to present a summary and address questions at the summer meeting.

Summer meeting date

The summer meeting will be held on Saturday June 22nd at the fire house. The picnic will start at 11:30 with the meeting to follow. Hot dogs will be cooked on the grill. Please bring a covered dish or desert if you can. Kurt Radtke of Alpine West Realty has donated \$50 for 25 lottery tickets to be raffled off to members. 1st place 10 tickets, 2nd 5, 3rd 3, 4th 2 & 5th - 9th 1 each.

Cedar Springs Improvement Association Board Members

President, Dave Szymanowski	622-8738
Vice President, Jim Stetson	667-9475
Treasurer, Randy Davis	663-6671
Secretary, Jim Whipple	303-343-3060
At Large, Kurt Radtke	224-8785

Break Down of Money Spent

Road	Expenses
\$ 4,135.00	\$ 400.00
\$ 2,500.00	\$ 400.00
\$ 103.66	\$ 500.00
\$ 8,575.00	\$ 11.25
\$ 226.73	\$ 44.88
\$ 1,370.00	\$ 500.00
\$ 800.00	\$ 32.00
\$ 125.00	\$ 100.00
	\$ 10.00
	\$ 134.27
	\$ 5.00
	\$ 40.00
	\$ 200.00
	\$ 38.86
	\$ 41.16
	\$ 13.00
	\$ 1,736.54
Totals	
\$ 17,835.39	\$ 4,206.96

NUMBER OF UNPAID LOTS

FILING	NUM. OF LOTS	NUM. UNPAID
F3-B2A	9	4
F3-B2B	15	1
F3-B1	38	9
F3-B3	2	0
F3-B4	19	6
F3-B5	9	1
F4-B1	5	0
F4-B2	27	5
F4-B3	27	2
F4-B4	29	5
TOTALS	180	33

An example of road repair expenses:

Expenses

The access road is 2 miles or	10,560 ft.
Our internal roads total 4.2 miles or	22,176 ft.
One load of recycled asphalt costs	\$250.
Cost of blading	\$90/hr.
Cost of water	\$55/hr.
One load of asphalt will go approximately	50 ft.

Using these numbers we would need 211 loads of material for the access road alone.

At \$250/load the total cost for material is	\$52,750
For blading \$90/2 loads	\$9,450
Water \$55/hr x 12 hours	\$660
Total	\$62,860

Cedar Park shares 1/2 the cost + 2

Cedar Springs cost **Total expense \$31,430**

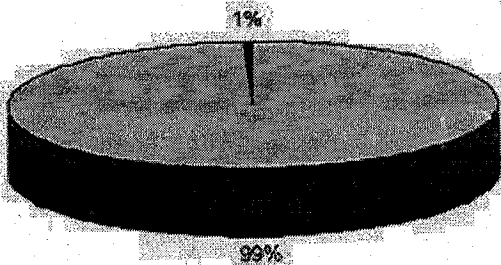
This would be our cost to repair the 2 miles of access road. This is not including the chemicals that are applied to the material to bind it together. Spending \$31,430 we have not done any work to our internal roads yet.

Our Income

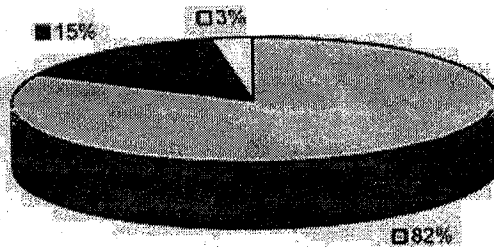
Filing No. 3	68 lots	
Filing No. 3.1 st	34 lots	190 Lots
Filing No. 4	88 lots	x \$175
Total	190 lots	Total income \$33,250

Our total revenue would be \$33,250 if 100% dues were paid but on the average 33 lots do not pay. So subtracting \$5,775 our actual budget would be \$27,475 which does not even cover the cost of this example. Dues of \$175 go approximately 50 feet. This is an approximation but demonstrates the cost of road maintenance.

What part of the whole \$31,430 is my \$175



How is the \$31,430 spent



82% Material
 15% Blading
 3% Water