

# **Cedar Springs Improvement Association**

P.O. Box 8 Drake, CO 80515

Semi-Annual Meeting

Date: May 21<sup>st</sup> 2016

## **Community Members Present:**

**Cedar Springs Filing 1&2:** Dick and Kerry Spitler; Karen Dilka

**Cedar Springs Filing 3&4:** Diana and Gary Smith(1);James Egan(1);

Carol Whipple(1);Kandee and David

Stamps(1);

Chris Brock(1); Mary and Larry Moore(1);

Kurt Radtke(2)

Carl and Cindy Flint(1);Diane and Tom

Haight(1)

Dennis Nevins(1); Daniel and Elizabeth

Gosnell(1)

Michael and Ronda Meyers(1); CJ and Kerry

Edwards(1)

Wayne and Jean Wagner(1); Gary and

Melody Nims(1)

Michael and Diane Lingreen(1); Chris

Maestas(2)

Jeff Ostrich(1); Gary Nichols(1); Clark and

Carol Wykert(1)

Rick Wood(1)

## **PROXY:**

Fred Hess(No Name); Mario Vergara:

Floyd and Doris Johnson ;Michael and Lisa

Knapp;

Alice and Keith Burkholder;

Allyn Harris; James and Carol Morris;  
Gloria and Jerold Meyer;(7) by Chris Brock  
Shirley Miller(3) by Kurt Radtke  
Crystal Pribble(1)by Carl Flint  
Martin and Andrea Vitulio(1)by Daniel

Gosnell

**Location: Big Thompson Canyon Association Building  
Highway 34 Drake, CO**

**Open:**

Introductions and sign in.

Quorum established 22 votes/proxy 12

Vote to approve agenda and last meeting minutes: Dennis Nevins moved to Approve and CJ Edwards second it.

David Stamps gives welcome and voting rules.

**Bylaw overview and discussion led by Chris Brock President.**

Jim Egan stated that the” covenants will follow Larimer County Guidelines” needs to be deleted and covenants remain.

Kurt Radkte mentioned that our bylaws should follow CCIOA laws

The board recognizes the need to amend and add several articles from CCIOA to meet regulations and will be confirmed at the next member meeting. Date to be determined.

Kurt Radkte also pointed out the need to edit the legal description. Edits will be researched and made. This includes section 3(A) to list association properties as well as any typos

mentioned by Dennis Nevins( First word on page 5) and any others found.

Daniel Gosnell asked why the association still exists. Chris Brock gave an explanation of the need to manage collectively owned properties including the probability of the olds Fire station reverting back to the association as well as the lower Dam property and the Lake.

Chris Brock asked for a votes to approve Bylaws as written and with the discussed changes above made. Final vote to be made at the next meeting.

BYLAW VOTES: Yes- 22 present/ 12 proxy

No- 0

David Stamps gave history overview and due to errors made in 1968 filing 1&2 do not have voting privileges at this time but are always encouraged to attend and participate in association meetings.

It is this boards desire to include all filings as one and will do what's within our power to create a single community under Cedar Springs.

Chris Brock introduced the new website to be up and running very soon (June 2016) As we move forward all activities and pertinent information will be found here [www.csiadrake.com](http://www.csiadrake.com) . Please make note of this as all correspondence will go through this website including any fees or dues to homeowners. We WILL NOT mail any invoices going forward unless a written request is made to PO BOX 8, Drake, CO 80515. A notice will also be posted to the Storm Mountain Yahoo Group.

Ronda Meyers announced that we are in the process of regaining ownership of the old fire Station. We plan to use the building in some capacity to build community. We hope to use the building to host special events and to rent out to community members for their special events as well. More information will be posted on the new website as this develops. We welcome your thoughts and ideas through a separate email address also posted on our website.

### **Treasurers Report:**

Status of budget: For a detailed copy of the budget it can be found on the new website. Our current balance is as follows (1&2) \$421.17 (3&4)\$26,727.70

We have collected a judgement of \$2445 as well as \$800 for liens. We will also be collecting on water pulled from the lake @ \$30.00 per truck load.

We are now saving on insurance: Dropped from \$1201 to \$1053

Closed safety deposit box saving \$50.00 per year.

New expenses we expect are an increase in property taxes as we assume ownership of the old fire station building as well as propane and electricity.

We intend to have all three properties surveyed.

A proposed annual dues of \$25.00 for 2017 was made by the board.

Kurt Radkte motion to vote on the proposed dues and CJ Edwards second the motion.

Votes: Yes- 18 present/ 10 proxy

No-4 present/ 2 proxy

**There will be a \$25.00 dues for each property in filings 3&4 for 2017. This will serve as the only notification. You can mail a check to CSIA P.O. BOX 8, Drake Colorado.**

Dick Spitler suggested an email be sent to property owners in filings 1&2 as a way of providing an opportunity for them to donate as well.

We discussed the use of non- motorized boats on the lake.

CJ Edwards asked about belly boats.

Carol Whipple talked about signed releases.

The board is working on clarification. An announcement will be posted on the website and signs posted when we are cleared to move forward.

Diane Smith is working on a community recycling solution and asked who might be interested in participating. The response was positive.

Michael Meyers motioned the meeting come to close and Jim Egan second that motion.

Meeting Adjourned.

# CSIA

mail TO:



P.O. Box 8 Drake CO 80515  
cedarsprings08@q.com

5/2/2016

Dear CSIA Members,

Due to the PID passing, we need to re-write the CSIA Bylaws to exclude anything having to do with road work. Please read and approve the enclosed copy of the updated Bylaws by attending the semi Annual meeting May 21<sup>st</sup> at the Big Thompson Canyon Association Building at 9am or by mailing in the enclosed proxy by May 16<sup>th</sup>, 2016. If you don't have a Proxy please consider having a board member vote your proxy.

Chris Brock- President

David Stamps-Vice President

Ronda Meyers-Secretary

We will be launching an exciting new website [www.csiadrake.com](http://www.csiadrake.com). This should be up and running by June 1<sup>st</sup> 2016. It will provide you with all current information, documents, News and up and coming events. Please add this to your "Favorites" and visit often. There should be some great things on the horizon! Lots of social and volunteer opportunities as well as community events, so stay tuned.

Warm regards,

**CSIA Board Members**

Chris Brock, President and Treasurer

Dave Stamps, Vice President

Ronda Meyers, Secretary



**Cedar Springs Improvement Association - May 21, 2016**

| Item                    | Proposal           | 2015 Summer Meeting | End of 2015       | Actual for 2016   |
|-------------------------|--------------------|---------------------|-------------------|-------------------|
| Legal / Attorney Fees   | \$500.00           | \$121.00            | \$638.00          | \$33.00           |
| Property Taxes          | \$800.00           | \$795.38            | \$795.38          | \$572.64          |
| HOA Insurance           | \$1,250.00         | \$1,201.00          | \$1,201.00        | \$1,053.00        |
| Stipends                | \$4,200.00         | \$1,900.00          | \$3,445.00        | \$1,700.00        |
| General Office Supplies | \$125.00           | \$118.00            | \$475.12          | \$32.46           |
| Paper Mailings          | \$125.00           | \$9.20              | \$9.20            | \$358.28          |
| Computer/Website        | \$200.00           | \$0.00              | \$40.00           | \$250.00          |
| Phone/FAX/Internet      | \$700.00           | \$275.00            | \$700.00          | \$319.67          |
| Other-General           | \$100.00           | \$0.00              |                   |                   |
| Dam / Lake              | \$2,000.00         | \$680.00            | \$680.00          |                   |
| <b>TOTAL</b>            | <b>\$10,000.00</b> | <b>\$5,099.58</b>   | <b>\$7,983.70</b> | <b>\$4,319.05</b> |

| Legal fee: includes liens / release, notary fees, emails to attorney RE: bylaws | Insurance: estimate due in August   |               |               |               |          |            |        |                   |            |            |          |             |          |
|---|---|---------------|---------------|---------------|----------|------------|--------|-------------------|------------|------------|----------|-------------|----------|
| Office Supplies: ink, stamps, paper, envelopes, meeting rental & food           | Stipends: voted in 2015 to cut in half, except treasurer  |               |               |               |          |            |        |                   |            |            |          |             |          |
| Computer / Website: includes computer issues, annual monitoring fee of \$150    |   |               |               |               |          |            |        |                   |            |            |          |             |          |
| Property Taxes: will go up once old FD is ours                                  |   |               |               |               |          |            |        |                   |            |            |          |             |          |
|   | <b>Checking</b>   |               |               |               |          |            |        |                   |            |            |          |             |          |
|   | <table border="1"> <thead> <tr> <th></th> <th>Filings 3 &amp; 4</th> <th>Filings 1 &amp; 2</th> </tr> </thead> <tbody> <tr> <td>Deposits</td> <td>\$4,501.42</td> <td>\$0.00</td> </tr> <tr> <td>Withdraw/Transfer</td> <td>\$6,000.00</td> <td>\$6,000.00</td> </tr> <tr> <td>Balances</td> <td>\$26,727.70</td> <td>\$421.17</td> </tr> </tbody> </table> |               | Filings 3 & 4 | Filings 1 & 2 | Deposits | \$4,501.42 | \$0.00 | Withdraw/Transfer | \$6,000.00 | \$6,000.00 | Balances | \$26,727.70 | \$421.17 |
|   | Filings 3 & 4   | Filings 1 & 2 |               |               |          |            |        |                   |            |            |          |             |          |
| Deposits  | \$4,501.42  | \$0.00        |               |               |          |            |        |                   |            |            |          |             |          |
| Withdraw/Transfer   | \$6,000.00  | \$6,000.00    |               |               |          |            |        |                   |            |            |          |             |          |
| Balances  | \$26,727.70   | \$421.17      |               |               |          |            |        |                   |            |            |          |             |          |