



CEDAR SPRINGS IMPROVEMENT ASSOCIATION

P.O. Box 8 - Drake, CO 80515

Winter Meeting - River Forks Inn, Drake, CO 80515
February 2, 2003

President Dave Szymanowski called the meeting to order at 10:02 a.m. Other Board members present were Jim Stetson, Vice President; Randy Davis, Treasurer; Jim Whipple, Secretary; and Kurt Radtke, At-Large. Donuts were furnished by Kurt Radtke of Alpine West Realty.

INTRODUCTIONS - 36 lots in Filings 3, 4 and 3.1A were represented to make a quorum for the Association meeting. One visitor was present from Filings 1 & 2.

APPROVAL OF MINUTES - Moved and seconded to dispense with reading and approve minutes of last summer's meeting.

FINANCIAL REPORT - Randy Davis reported for first and second quarters of 2002/2003 fiscal year. A copy of the financial report is included with these minutes.

The list of property owners who are delinquent in paying membership dues varies from year to year; most of those on the list pay at some time during the year after being contacted. Those who have never paid dues are consistent in their delinquency. See financial report for additional details.

The Board needs current P.O. box numbers in order to mail notices, minutes, etc. If P.O. box changes, please notify the Board. Larimer County usually takes 3-6 months to update new property owners' mailing addresses. Even then the mailing address is not correct. P.O. boxes are not usually included on the county list, and the Board needs both the current mailing address and the residence address.

ROAD REPORT - Rich Miller reported on the access road - the condition of the road at present is the result of missing a weather window for work in September due to difficulty in getting all parties to participate financially. Rich said that we need a three-week period of good weather to regrade the access road and apply lignon. Our funding goal this year to cover the road work in the spring will be \$7,000 each from Cedar Park and Cedar Springs and \$10,000 from the County.

Dale Miller, Larimer County Engineer, will meet with the Board later this month to set up a written road maintenance plan that would involve Cedar Springs, Cedar Park, Larimer County and the Forest Service. Dale has been working with the Associations to create a maintenance plan by which the county will formulate an index that will be tied to costs, inflation and the county's budget.

Sweepings of sand and salt from the highways have been collected and piled near the bottom of the access road for use in filling the sand barrels. This sand mixture is also available to anyone who needs sand to use on their driveways or steep parts of the interior roads. Thanks to Perry and Dave for filling all the barrels. If you see a sand barrel that needs to be filled please contact one of the board members or Perry.

FIRE PROTECTION REPORT - Any open burning requires a burn permit from Larimer County. It is illegal to do any open burning and the ban will be enforced. Predictions are for the worst fire danger ever this year.

STREET NAME CHANGES - Perry Loeffler reported that to eliminate confusion on street names in the event of emergencies, Snowtop at the cross intersection beyond the bears has been extended to the west to replace the Palisade Mountain designation. Palisade Mountain Drive between Snowtop and Bobcat could be changed to Galena Drive since it is opposite to Galena Court; changes regarding Wren and Spruce Mountain are also being considered. A suggestion was made to name part of Snowtop to honor Ken Von Kaenel. The Board would like input from residents prior to any changes being officially made. Name changes take the county approximately 6 months to finalize and there is no cost.

LAKE REPORT - Jim Stetson reported that aerators are functioning, condition of the lake is good, and fish are present. \$2800 was spent to stock fish last fall. Jim reported that there are fish in the lake from 6-18" long. Sludge from the bottom of the lake is being brought up and diluted during the aeration process. Lake level is down approximately 3 1/2 feet from shoreline elevation. Jim could use some help to reinstall a

fish trap to prevent fish from going over spillway when the lake reaches normal levels. He could also use help and suggestions in cleaning out brush from the spillway. Jim personally spends \$55-60 per month to keep the aerators running. Contributions for other expenses to maintain the dam and the fish population are welcome. A donation form is attached. Dam inspection is due – last inspection was the year of the Bobcat fire and inspections are usually every three years.

MEMBERS' INTEREST IN INVESTIGATING THE COMMUNITY LOBBYING OR PETITIONING FOR BAN ON DISCHARGE OF FIREARMS IN SUBDIVISION – The county states that discharging firearms in the subdivision is legal, but Cedar Springs covenants prohibit shooting in the subdivision. The county will not enforce the covenant prohibition. The subdivision population makes it dangerous to fire weapons and several residents reported hearing gunfire and bullets flying by. There was also a report of a window being shot out. Motion was made and seconded to start a petition for a county ordinance to make firing weapons illegal in the subdivision. Vote to start the petition was unanimous.

GENERAL DISCUSSION - Storm Mountain Emergency Response Team (SMERT) is an entirely volunteer organization. SMERT presently has four primary contacts on their team with 13 volunteers. Phone numbers for the primary contacts are as follows: Karen Debenham - 970-593-1091; Kathy Miller - 970-669-8587; Patti Stetson - 970-667-9475; Shirley Miller - 970-663-4801. The procedure is to call 911 FIRST and then notify a SMERT primary contact person. SMERT is a first response team and covers any emergency, not just fires. SMERT responds to emergency calls and when official organizations arrive on the scene, SMERT departs unless asked to stay and assist. Several of its members have completed training for wildland firefighting. SMERT also has access to paramedics and is tied in by radio to the Big Thompson Fire Department and Loveland Rural Fire District as well as ambulance services.

SMERT has been mapping locations of water supplies, i.e., cisterns, wells, hot tubs, any source of water that can be pumped out of to fill the fire truck tank in case of an emergency, allowing for quicker refill time. Truck tank capacity is 250 gallons

Cash donations can be sent to SMERT at P.O. Box 73, Drake, 80515. Donated equipment such as shovels and rakes should be dropped off at Carl Miller's shop. A spring dance fundraiser is also being planned. Look for an announcement in the *Cedar Post*.

NEW BUSINESS –River Forks Inn was selected for the winter meeting since fees for the Big Thompson meeting place were doubled.

An all-you-can-eat buffet and live entertainment by Carl & Kathy Miller from 6:00-10:00 p.m. is held the first Friday each month at River Forks to show appreciation for Max's support for the community.

Spring road cleanup is scheduled for **Saturday, May 3rd**. **Meet at the "T" at 9:00** – wear gloves, bring trash bags and water. Cleanup is for access and interior roads. In case of bad weather, the cleanup will be the following Saturday May 10th.

Road signs are being defaced with spray paint graffiti. Suggestions were made that signs be sprayed with oil for easier cleanup and installing remote cameras to catch both taggers and trash dumpers.

There will be another Fourth of July Parade, with a potluck barbecue at Carl Miller's afterwards. Prizes are awarded for best entries. Watch for an announcement in the *Cedar Post*. See or call Carl or Kathy Miller to participate.

Please be sure to notify the Board of Directors of any change of mailing address or change of P.O. box number in order to receive mailings regarding issues concerning the subdivision.

SUMMER MEETING DATE – Saturday, June 21, 2003, at the fire house by the lake, beginning at 11:00 a.m. with a potluck picnic and Association meeting at 12:00 noon. Cedar Park will be invited to attend the potluck and meeting.

ADJOURNMENT - Motion to adjourn made and seconded at 11:03 a.m.

Financial Report for Q1& Q2 2002/03

From July 1st to present the association has spent a total of \$9423.68.

Of this \$4250.00 was spent on the access road and \$321.74 was spent on the interior roads and 4851.94 has been spent on insurance, and expenses.

There has been a total of \$23866.98 collected so far this year. Of that amount \$21,175.00 was for current dues and \$2691.98 was collected on past due accounts.

We have a total of 190 lots in 3,4 &3-1A of which 36 lots have not paid their dues for this year and another 22 lots have never paid their dues. This gives us a total of 58 or 30% of the lots un-paid for a total of \$10,150.00.

This time last year we had a 33 lot for the year and 25 lots that had never paid, for a total of 58 lots unpaid.



Funds Needed for Lake Re-Stocking

We are preparing to restock the lake with 6-9" Rainbow Trout so they can grow and mature during the winter. However, we are several hundred dollars short to be able to even meet the minimum needs for a good season. Your help in this effort is greatly appreciated!

__ \$25 __ \$50 __ \$75 __ \$100 __ Other \$

Please make check payable to: "*Cedar Springs Filing 1&2 Lake Re-Stocking Fund*".

Send to:

LAKE RE-STOCKING
P.O. Box 368
Drake, CO 80515

CHECK NO.	I. PAID TO	AMOUNT of CHECK
779	Jim Egan (Replacement of stolen signs)	\$ 48.59
780	Otis Beach (Attorney defense fee's)	\$ 1,200.00
781	Dave Szymanowski (Winter meeting mailings)	\$ 161.93
782	White trucking and Construction (Access road)	\$ 4,250.00
783	Dave Szymanowski (Summer meeting mailings & supplies)	\$ 243.35
784	Storm mountain Log Home (over payment of Dues)	\$ 175.00
785	Internal Revenue services (Federal Tax)	\$ 4.00
786	Colorado Department of Revenue (State Taxes)	\$ 1.00
787	Carla Pollock Accounting (Year End Taxes)	\$ 182.00
788	Myatt, Brandes & Gast (Legal advice)	\$ 646.00
789	Post Master (PO Box Fee's)	\$ 36.00
790	Weeden Agency (General Liability Insurance)	\$ 2,157.66
791	Bank One (Safe Deposit Box Fee)	\$ 45.00
792	Dave Szymanowski (Second set of Speed Dip Signs)	\$ 273.15
Total of Money Spent in Q1&Q2 2002/03		\$ 9,423.68
Balance form Q3/Q4 2002		\$ 9,969.49
Money Received in Q1/Q2		\$ 23,866.98
Checking Account Balance		\$ 24,412.79

II. Break Down of Money Received For Q1/Q2 2002-03

Dues For 2002/03	\$ 21,175.00
Collection on Past Due Accounts	\$ 2,073.83
Money From County (For Road)	\$ -
Money From Forest (For Road)	\$ -
Transfer Fees and Interest	\$ 618.15
Total	\$ 23,866.98

Break Down of Money Spent

Road	Insurance & legal	Expenses
\$ 48.59	\$ 1,200.00	\$ 161.93
\$ 4,250.00	\$ 646.00	\$ 243.35
\$ 273.15	\$ 2,157.66	\$ 175.00
		\$ 4.00
		\$ 1.00
		\$ 182.00
		\$ 36.00
		\$ 45.00
\$ 4,571.74	\$ 4,003.66	\$ 848.28

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**

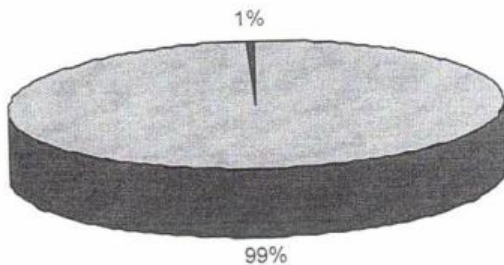
This would be our cost to repair the 2 miles of access road. This is not including the chemicals that are applied to the material to bind it together. Spending \$31,430 we have not done any work to our internal roads yet.

Our Income

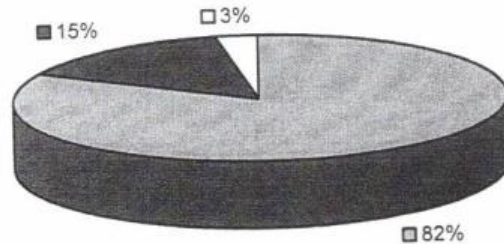
Filing No. 3	68 lots	
Filing No. 3,1 st	34 lots	190 Lots
Filing No. 4	88 lots	x \$175
Total	190 lots	Total income \$33,250

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