

JOINT BOARDS' MEETING
OCTOBER 15, 2005

IN ATTENDANCE CLWSA: Herb Cooper, Joe Sarjeant, Steve Koeckeritz, and Manager Jody Sandquist.

ABSENT: Barb Rosenbrock and Jack Watson.

IN ATTENDANCE CLRRA: Alice (Kate) Kelly, Ruth Ludwig, Francis Podorski, Rex Schweers, Steve Smalley, David Smith, and Marvin Thomas.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Eight (8).

WATER & SEWER PRESIDENT STEVE KOECKERITZ CALLED THE OCTOBER 15, 2005, JOINT BOARDS' MEETING TO ORDER AT 10:15 A.M.

ADOPTION OF AGENDA: Herb Cooper asked for the addition of Board Action for Reimbursement. Jody requested the additions of R&R Covenants Prohibit Sewage Disposal, Purchase of the Scales, and Vacation Request by the Manager.

MOTION: David Smith moved to approve the Agenda as amended. Francis Podorski seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Steve Smalley moved to approve the minutes with Rex being there. Alice Kelly seconded the motion, which passed unanimously. (Rex Schweers' name had been omitted from those in attendance.)

- MEMBERS' COMMENTS: Ray Williams (06017) asked if it is appropriate to discuss host comments in executive session. Steve Koeckeritz replied that, inasmuch as hosts are employees of the Association, and to the extent their comments relate to employee performance, they are treating it as a personnel matter. Lyle Koller (03027) commented on the efficiency of the sound system, as long as everyone speaks into the mike and has the button up. He further added that he had occasion to use our web site to read minutes of meetings that he had missed, only to find that he had attended the meeting of the last minutes on the site. He encouraged the Association to get the minutes on the web site in a timely manner and would like a discussion in the next meeting of publishing the draft form as long as it is identified as such. He would also like to have the Boards set a deadline for getting the draft of the minutes onto the web site. Helen Koller reminded everyone of the Octoberfest party being held this same evening.
- ELK RIDGE RANCHES AUCTION: Steve Koeckeritz stated that there is some additional work to be done today by the two Boards to approve the most recent version of the Services Agreement. Steve explained that the reason the agreement has not been signed by all involved is that there are two parties who currently own 35 acres each who raised some concerns. They were being asked to guarantee some of the obligations of the developer, and also to indemnify the Associations against

JOINT BOARDS' MEETING

October 15, 2005

Page 2

any liability. In talking with Bob Brandes this week, it also became apparent that there was a problem in the matter of the payment of impact fees. They were to be paid upon sale of the property, meaning all 16 parcels. The new Services Agreement draft prepared by Bob Brandes makes it clear that the impact fees are to be collected from the currently owned two parcels. These fees will now be due upon approval of the plat, rather than upon sale of it. Steve requested 5-10 minutes for the Boards to peruse the material so the document can be finalized today.

THE JOINT BOARDS RECESSED FOR 10 MINUTES AND RECONVENED AT 10:45 A.M.

CLRRA MOTION: Alice Kelly moved to approve the draft submitted by Bob Brandes subject to the changes that have been identified here today. David Smith seconded the motion, which passed unanimously.

CLWSA MOTION: Herb Cooper moved to accept the document as amended. Joe Sarjeant seconded the motion, which passed unanimously.

Don Weixelman requested the Boards to allow him to place directional signs on Friday prior to the event and on Saturday. This will be determined during the Road & Rec. meeting to follow. Jody suggested it might be appropriate for her to attend the auction in order to answer any questions. Don replied that Jody would be most welcome to attend.

- **COLLECTION REPORT:** Inasmuch as the Collection Report was not received until late Friday night, Jody was unable to give the Boards that information. She will e-mail Board Members with the information as soon as she can review it.

Jody advised the Boards that the first part of the petition to change the level status of County Road 180 for about a mile beyond the Crystal Lakes cut-out sign has been sent to Larimer County Road & Bridge, Dale Miller, Director. The petition is on the office counter and any that have not signed are encouraged to do so.

We received a notice from Colorado Emergency Services Association congratulating us on having no losses reported for our Workman's Compensation Insurance during the second quarter of 2005. The impact that this has is that the fees for Workman's Comp go down.

Ray Williams has compiled an archival folder consisting of memorabilia of both Associations, which was passed around for the Board Members to enjoy. This file will be kept in the office.

- **MILEAGE REIMBURSEMENT CAP:** Jody researched Boards' actions relating to a mileage reimbursement cap. On December 20, 1997, a motion by a R&R Board Member moved to set a limit of \$.20 a mile for Board incurred expenses. The motion was approved unanimously. At Road & Rec.'s February 21, 1998, meeting, a motion was made that the Board set a reimbursement policy as follows, "Board Members and/or Committee Members may be reimbursed in full for telephone calls directly related to the Association's business. Bills for reimbursement must be submitted within 60 days of these special meetings and a \$50.00 cap for each meeting, and special circumstances for regular meetings may be considered for reimbursement with Board approval." Steve Koeckeritz commented that those motions were on the part of the Road & Rec. Association and it appears there is nothing of record for Water & Sewer. Jody confirmed that is true. Water & Sewer addressed the issue recently and they allowed recovery of mileage for attending regular meetings, but did not stipulate a cap. Steve suggested it would be better if both Associations could reach an agreement rather than have two separate policies. Steve Smalley proposed putting this issue on next month's Agenda. Herb Cooper stated that Daniel has asked that all requests for reimbursement to a Board

JOINT BOARDS' MEETING

October 15, 2005

Page 3, 2005

Member are presented to the Board of Directors at their monthly meeting. This will assist him with auditing procedures. Once the Board votes on the motion to reimburse that expenditure, it will be in the official minutes, which is back up for accounting.

- **WEB STUDY:** Francis Podorski reported that the RFP's have been sent out and are due back on November 11th. This will allow the Boards to review them prior to the November Board Meeting.
- **PENSION STATUS-**Steve Smalley, Steve Koeckeritz, Herb Cooper, David Smith: Norm Rehme of 1st National Bank had commented that he did not believe that our employees could roll over their existing accounts into the Simple IRA that we are looking at establishing with Gary Kietzman. Gary stated that it's true that employees could not roll over into Simple IRAs but they could roll over the funds into their own separate IRAs. Gary would like to meet with the pension board and we could set a date for this meeting in the next week.
- **BUDGET GUIDELINES SEMINAR-Manager:** Jody and Rick attended the CAI Budget Guidelines Seminar on October 6th. The CIA instructors emphasized that the budget is just a tool, a guide, and it's not written in stone or blood. Senate Bill 100 has been quite an issue and they suggested consulting with an attorney with any unanswered questions. They also emphasized the need for a reserve study and suggested a professional to come in and evaluate every asset, determine it's life expectancy, and how much should be set aside for replacement. This shows that the Association is planning ahead and doing the right thing for the members. The study should be updated every 3-5 years.
- **BOARD MEETING LUNCHEONS-CATERED:** Options were discussed. Ruth volunteered to provide lunch in November if a decision on catering has not been reached by meeting time.

Ed Hanson (03075) suggested that the Boards appoint someone to attend the County meetings that are held once a month in Red Feather Lakes. Much of what is discussed has a direct impact on Crystal Lakes. Jody stated that she attends whenever her schedule permits. Alice Kelly volunteered to attend each meeting, starting in January. It was further suggested that Board Members add their e-mail addresses to the list of those who are notified of the meetings. Then one person would not feel responsible to attend each meeting or find a replacement. Ed added that the annual Veteran's Lunch would take place on November 11th at Beaver Meadows at 12:00 p.m.

- **ROAD & REC. COVENANTS PROHIBIT SEWAGE DISPOSAL:** Jody stated that, through a Realtor's inquiry, we found out that the 3rd Filing and 4th Filing Road & Rec. covenants under Sanitation System Covenants do not allow sewage disposal systems on specific lots. There currently are some septic systems on those referenced lots. Steve Koeckeritz stated that those notes are on plat maps and not in the protective covenants for those filings. Those restrictions apply to waterfront properties, and those restrictions pertain to leach fields. The county has granted variances to that but it does require county approval to allow a leach field on those properties.
- **PURCHASE OF SCALES:** Water & Sewer is interested in selling the scales on the ULPL site. They have received two bids, one of which includes having them available for use in this area. The person who had submitted that bid has proposed a trade out of road material for payment for the scales. Road & Rec. is involved in the use of such materials, so the proposal would be to have Road & Rec. purchase the scales and enter into an agreement with the contractor to trade the scales for road materials. Steve Smalley suggested that the Road & Rec. Board would make a decision on this issue at their afternoon meeting.

JOINT BOARDS' MEETING

October 15, 2005

Page 4

MOTION: Herb Cooper moved to authorize the Manager to accept either bid in her discretion after receiving additional information from the Road & Recreation Board. Joe Sarjeant seconded the motion, which passed unanimously.

- VACATION REQUEST: Jody requested vacation on October 23rd and 24th as well as November 3rd through 7th. The Accountant had told her that as of this pay period, she would start losing vacation days.

MOTION: Alice Kelly moved to approve Jody's request for vacation time. Rex Schweers seconded the motion, which passed unanimously.

THE JOINT BOARDS RECESSED TO EXECUTIVE SESSION AT 12:20 P.M.

EXECUTIVE SESSION

- EMPLOYEE EVALUATIONS
- HOST COMMENTS

THE WATER & SEWER BOARD EXITED THE EXECUTIVE SESSION AT 1:50 P.M.

THE JOINT BOARDS' MEETING ADJOURNED AT 2:07 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary