

JOINT BOARDS' MEETING
SEPTEMBER 16, 2006

IN ATTENDANCE CLRRRA: Inge Hongsermeier, Ruth Ludwig Rex Schweers, Jim Sidebottom, Steve Smalley, David Smith, and Manager Jody Sandquist.

ABSENT: Francis Podorski.

IN ATTENDANCE CLWSA: Herb Cooper, Steve Koeckeritz, Joe Sarjeant, Bob Strazer, and Jack Watson.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Five (5).

ROAD & RECREATION PRESIDENT STEVE SMALLEY CALLED THE SEPTEMBER 16, 2006, JOINT BOARDS' MEETING TO ORDER AT 10:15 A.M.

ADOPTION OF AGENDA: Steve Koeckeritz requested the addition of Web Site.

MOTION: Ruth Ludwig moved to approve the Agenda. Herb Cooper seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Jim Sidebottom moved to approve the August minutes. Ruth Ludwig seconded the motion, which passed with one abstention: Jack Watson.

- MEMBER COMMENTS: None.
- COLLECTION REPORT: Written report. Steve Koeckeritz commented on the publicity about foreclosures and what is happening with real estate. People tend to assume that these negative situations cover this area. Although there have been numerous foreclosures in Fort Collins and along the front range, that is not the case in Crystal Lakes. We are not dealing with the same problems as the rest of the state and the country are.
- MANAGER'S REPORT: Jody thanked Kay Hood (08104) for her donation of tools to the Association.
Larimer County has information on pandemic flu on their web site. It can be accessed through www.co.larimer.co.us/, click on Departments, click on Health and Environment, click on Pandemic Flu Info, and you have both the flu plan for Larimer County and the power point slides presentation. The staff and Jody are trying to make sure we can all back each other up so, if one or more are out sick, others can take on those jobs.
In speaking with Bob Brandes, he will be here for the Board Member's Boot Camp on September 30th at 10:00 a.m.
- POLICY & DOCUMENTS:
Approval of Manager Hiring Policy & Procedures: Rex Schweers made suggestions of this document. He had chaired the Manager Search Committee for the last two searches.

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MOTION: Rex Schweers moved to accept our Manager Hiring Policy & Procedures as revised. Jim Sidebottom seconded the motion, which passed unanimously.

- 9TH FILING/USFS BOUNDARY ISSUES:
Meeting between 9th Filing Owners, Developer, and Board Reps.: Steve Smalley reported the meeting went well. The 9th Filing property owners realize that the Boards are not going to rush to their rescue, but will assist with meetings, etc. Don Weixelman recommended that we slice off a part of our greenbelt and give it to the Forest Service. The property owners countered to Don that he could slice off part of the new lake property and not involve Associations. If someone has a proposal or a concept, please bring it forward. Steve Koeckeritz suggested that the Boards go on record in the form of a letter to all the interested parties stating very specifically that the matter be resolved through a transfer of land by the developer to the Forest Service. The two Board Presidents will draft a letter stating such for approval at the October meeting.
- EMPLOYEE'S HANDBOOK UPDATE: A draft was presented to the Boards, discussed, and after corrections will be on the October Agenda for their approval.
- CENTENNIAL BANK OF THE WEST SIGNATURE CARDS UPDATED: This issue was handled.
- RESERVE STUDY PROPOSALS: A proposal by Borne Engineering covering the costs of a reserve study for both Associations was presented to the Boards for their consideration. This cost could change if either Association chooses to not avail itself of their services. Rick and Jody will be attending a CAI Reserve Study Seminar next Thursday. After a lengthy discussion, the Boards decided to delay any decisions until Jody and/or Rick can report on the seminar at the October meeting.
- SIRENS: Jody has met with Mike Weber of AVtech Electronics, and he is going to bring up a couple of test sirens. Setting Crystal Lakes up with emergency sirens will be a costly project, however, it is possible to get grants from Homeland Security or FEMA. 87% of our members do not have access to reverse 911 in case of an emergency.
- WEB SITE: Steve Koeckeritz reported that we are not where we need to be on the web site, particularly in the area of governing documents. This issue will be reviewed in October.

MOTION: David Smith moved to adjourn. Inge Hongsermeier seconded the motion, which passed unanimously.

THE JOINT BOARDS' MEETING ADJOURNED AT 11:50 A.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary