

JOINT BOARDS' MEETING  
APRIL 21, 2007

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

ABSENT CLWSA: Jack Watson.

IN ATTENDANCE CLRRA: Inge Hongsermeier, Ruth Ludwig, Rex Schweers (arrived at 10:19 a.m.), Jim Sidebottom, Steve Smalley, David Smith, and Jerry Valko.

WATER & SEWER BOARD PRESIDENT STEVE KOECKERITZ CALLED THE APRIL 21, 2007, JOINT BOARDS' MEETING TO ORDER AT 10:05 A.M.

ADOPTION OF AGENDA: Use of the Water & Sewer Building, Morland Pond, and Guest Policy were added to the Agenda.

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

APPROVAL OF MINUTES:

MOTION: Inge Hongsermeier moved to approve the minutes from the last Joint Meeting (March 17, 2007). Jerry Valko seconded the motion, which passed with one abstention: Bob Strazer.

- MEMBERS' COMMENTS: None.
- COLLECTION REPORT: The report has not been received from the attorney's office. Jody will forward it to the Boards upon receipt.
- MANAGER'S REPORT: Jody reported that the intention is to have the audit reports ready for the May Joint Boards' Meeting.

The Board Members were provided with information on a stationary generator, which is a part of information being gathered about the pandemic. The generator would also be useful for times of power outages due to blizzards, etc. Pandemic studies continue. Jody will be meeting with Steve Horsmon of Glacier View and Ted Carter of Fox Acres on Thursday to discuss what the HOAs can do in the case of a pandemic. That evening Jody will be attending another meeting on pandemic with Tom Viola and representatives of the Fire Departments in Glacier View and Red Feather discussing what the Fire Departments responsibilities will be. Education and preparation are going to be key elements. Staff meetings on this issue have already taken place. What we are hearing is that people will be coming up to the mountains to get away from crowds and then we will have to decide what we are going to be able to do. We are looking at best case, likely case, and worse case scenarios. From what we are hearing nationally and from the State of Colorado, it could come to the point where everyone is quarantined. Purchase of the generator would allow us to keep some of the facilities here operational. Jody asked the Boards to consider having one generator for the Wapiti Center and one for the Water & Sewer building. We do have one that will work for the small well in the 11<sup>th</sup> Filing well house.

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If this becomes as serious as predicted and people call for help, how will the Fire Department respond? Does the Fire Department only respond to fire? These are questions that need to be addressed. Flight for Life will probably not respond to calls and ambulances will not come up from Fort Collins. After extensive discussion, Board consensus was that participation on behalf of the Associations will be very limited and that property owners will have to assume responsibility for their own actions in the event of Pandemic.

The Fire Department Auxiliary requested the approval of both Boards to sell snacks, drinks, shirts and tote bags outside the Wapiti Center over Memorial Day weekend as well as from the Fire Barn before and after both Boards' Annual Meetings. The Boards approved of the Fire Department setting up in the Fire Barn before both Annual Meetings.

Special trash days will be held on June 23<sup>rd</sup> and August 11<sup>th</sup> from 8:00 a.m. until the container is full. We have renewed the contract with Greeley Computer Service for the web.

- **POLICY & DOCUMENTS:** Ruth Ludwig stated that the Committee is researching the Road & Rec. bylaws to make sure they conform to SB 100 and SB 89.
- **ACCOUNTANT POSITION:** A second ad was run two weeks ago in the Greeley paper and the Fort Collins paper. We have received some excellent applications. No one has been hired at this point.
- **AIRPORT:** A letter has been received from Matt Lafferty, Principal Planner from Larimer County Planning and Building Services Division. He has specifically stated that this is not an airport but an airstrip. Any change will require applications to FAA as well as the County. The airstrip is currently for use by property owners within the development. A copy of this letter has been forwarded to Bob Brandes and one will be sent to the owner of the airstrip.
- **SIRENS:** The Boards have been provided with a letter from Mike Weber of AV-Tech Electronics, Inc. Mike proposed to map out siren locations for \$3,000.00. Jody has spoken with Rod of Poudre Valley REA. They are willing to provide 35' to 40' poles, sell them at cost for \$385.45 and \$419.21, and install them at no cost providing they can get their equipment in to the selected sites. The Community Fund is holding \$1,500.00, which they have designated for use in Firewise. It appears the sirens would fit into the Firewise community plan.

CLRRA MOTION: Steve Smalley moved to approve Jody to expend the \$3,000.00, \$1,500.00 coming from the Community Fund and \$750.00 would come from Road & Rec. and \$750.00 would come from Water & Sewer. Rex Schweers seconded the motion, which passed unanimously.

CLWSA MOTION: Bob Strazer moved to approve Jody to expend the \$3,000.00, \$1,500.00 coming from the Community Fund and \$750.00 would come from Road & Rec. and \$750.00 would come from Water & Sewer. Herb Cooper seconded the motion, which passed with one nay: Joe Sarjeant.

- **VEHICLES:** Both Boards have decided they have no need for the dozer and the trailer, and will be offering them for sale.

MOTION: Jim Sidebottom moved to inform anyone that we know of that might have an interest in purchasing it (dozer with trailer) to submit an offer to purchase so that the Boards can act on them at the May meeting. Rex Schweers seconded the motion, which passed unanimously.

Jody suggested that Water & Sewer might want to use the GMC she is driving up in the 6<sup>th</sup> Filing, as they need to replace the utility vehicle that the 6<sup>th</sup> Filing host has used in the past. Steve Smalley

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commented that the Road & Rec. Board had decided to send the GMC to the crusher years ago and that they should give it to the Water & Sewer Association for their use.

CLRRA MOTION: David Smith moved that we sell to Water & Sewer the Jimmy (GMC truck) for \$5.00. Jim Sidebottom seconded the motion, which passed unanimously.

The Boards' discussed a replacement vehicle for Jody.

CLWSA MOTION: Herb Cooper moved that Jody look at vehicles and come up with a recommendation for a used vehicle that is safe and would meet her purposes as Manager and come back to us at the next meeting with a recommendation on price. Joe Sarjeant seconded the motion.

Discussion followed.

Herb Cooper withdrew his motion with agreement of the second.

CLRRA MOTION: Inge Hongsermeier moved to authorize Jody to purchase a car with the lowest mileage possible for the top line of \$10,000.00. David Smith seconded the motion.

Inge Hongsermeier amended the motion to read "for each Association" at the end with the agreement of the second. The amended motion passed unanimously.

CLWSA MOTION: Bob Strazer moved to authorize Jody to purchase a car with the lowest mileage possible for the top line of \$10,000.00 for each Association. Herb Cooper seconded the motion, which passed unanimously.

The above mentioned funds will be coming out of each Associations' Major R & R fund.

- BINDER UPDATES: This has been handled.
- USE OF WATER & SEWER BUILDING:

MOTION: Herb Cooper moved that we allow Road & Rec. to use the Water & Sewer Building for their Annual Meeting. Bob Strazer seconded the motion, which passed unanimously.

- MORLAND POND (PC11): Steve Koeckeritz stated that the Water & Sewer Board has been monitoring the activity on the pond upstream from Crystal Lakes in Beaver Meadows. This week we received correspondence from the property owners documenting the fact that they do have an arrangement to store water in that pond. They are going to provide us with information from the EPA regarding wetlands mitigation. There is a concern with siltation as there are no erosion control barriers. There is a potential for siltation that could impact the water quality in the North Fork of the Poudre, which is a Road & Rec. concern. Jody will send a letter requesting that erosion barriers be installed on behalf of the Road & Rec. Association.
- GUEST POLICY: Steve Koeckeritz related that a perspective property owner had been put off by the experience of being stopped at the security gate and told he had to get a letter from a local real estate firm before he could drive into Crystal Lakes. Steve suggested that we ask persons who want to check out property for sale to come to the office, register, give us their drivers license information and their license plate number. We, as an Association, would then sponsor them to give them the

opportunity to look around. Steve Smalley requested that this issue be put on the Road & Rec. afternoon Agenda.

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MOTION: Steve Smalley moved to recess to Executive Session on Personnel Issues. Ruth Ludwig seconded the motion, which passed unanimously.

THE JOINT BOARDS RECESSED TO EXECUTIVE SESSION AT 12:01 P.M.

MOTION: Steve Smalley moved to go out of Executive Session. Inge Hongsermeier seconded the motion, which passed unanimously.

THE JOINT BOARDS RECONVENED AT 12:15 P.M.

MOTION: Steve Smalley moved to adjourn. Jerry Valko seconded the motion, which passed unanimously.

THE JOINT BOARDS ADJOURNED AT 12:15 P.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary