

ROAD & RECREATION BOARD OF DIRECTORS' MEETING
MAY 20, 2006

IN ATTENDANCE: Inge Hongsermeier, Francis Podorski, Ruth Ludwig, Rex Schweers, Steve Smalley, David Smith, Marvin Thomas, and Manager Jody Sandquist. (Rex Schweers left before the meeting started and returned at 1:15 p.m.)

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Twenty-five (25).

PRESIDENT STEVE SMALLEY CALLED THE MAY 20, 2006, ROAD & RECREATION BOARD MEETING TO ORDER AT 1:05 P.M.

ADOPTION OF AGENDA:

MOTION: Marvin Thomas moved to approve the Agenda. Francis Podorski seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Ruth Ludwig moved to accept the minutes as corrected. Francis Podorski seconded the motion, which passed unanimously.

OFFICERS' REPORTS

- PRESIDENT'S REPORT: Steve honored Ruth Ludwig for her eight years on the Policy & Documents Committee and her six years on the Road & Rec. Board. She will be greatly missed by all. He also thanked those who counted the ballots and worked from 9:30 a.m. until 6:00 p.m. The hope is to get a draft of the covenants out to those who attend the Annual Meeting. The Property Owner's Handbook should have the procedures, which are gone through before a fire ban is put on in Crystal Lakes. They will be turned over to Policy & Documents for a draft of such. Steve is hoping to attend the Fire Department District Board Meeting on Thursday evening and discuss those procedures as well as the procedures for fire pits. Our Employee Appreciation Dinner is set for the 3rd of June, and we are still looking for a cook for the restaurant. Steve commended the Board Members for their hard work in the past year.
- TREASURER'S REPORT: Written report by David Smith. All of Road & Rec. accounts have been transferred to First National Bank with the exception of \$99,000.00 left in the Operating Account in Centennial Bank of the West.

MOTION: Rex Schweers moved to approve the Treasurer's Report. Ruth Ludwig seconded the motion, which passed unanimously.

MANAGER'S REPORT: Jody advised the Board Members that they need have their driver's license copied and the social security numbers submitted to enable them to sign checks if necessary. The remodel in the restaurant is nearly complete. The equipment has been installed and approved by the Health Department. Bear Aware presented the Associations with a copy of

“Living With Bears”, written by Linda Masterson. Gordon Lauts (01004) has offered to spray noxious weeds and will be available on the 27th from 10:00 a.m. to 12:00 p.m. with individual bottles of spray, which can be checked out and returned to Gordon. Skip Griffith (04026) will be using the ATV to spray noxious weeds in the Greenbelts.

LETTERS, REQUESTS, COMPLAINTS & COMMENTS FROM PROPERTY OWNERS:

1. Mark McGee (01057): Mark had sent an e-mail to the Board regarding the fire ban in Crystal Lakes and the imposition of the requirement for fire pits and fire pit inspections. He had an expectation when he bought a campsite in the forest that he would be able to have a campfire and a charcoal BBQ grill. This has not been the case as there has almost always been a fire ban in place. He had not signed an agreement that limited his right to have a campfire or a charcoal grill on his property. He checked the covenants, bylaws, and Articles of Incorporation to find something that granted someone authority to restrict him from having a campfire on his property. He believes that the Association is making a covenant out of thin air. He attempted to educate the Board on the difference between risk management and risk avoidance. Inge Hongsermeier suggested that the good of the community outweighs the desire of an individual. Steve Smalley informed that our attorney has stated that we have every right to make reasonable rules and regulations under the Common Interest Ownership Act. The Crystal Lakes Fire Chief told the group of the procedures that are followed before a fire ban is put on. Judy Randol (13081) had sent a proposal to the Board on a “Guest With Member Pass”, and inquired if this would be an appropriate time to discuss the issue. It was determined this would be discussed during the Fishing Board report. Jody stated that on July 17, 2004, the Boards had a motion regarding the fines and the distribution of the fines based on violations of campfires or illegal fires. She has spoken with the Fire Department and, since they no longer take responsibility for writing those letters or the follow-up, they are agreeable that the Association should keep those funds.

MOTION: David Smith moved that the Association would retain all the fines collected for fire violations. Francis Podorski seconded the motion, which passed unanimously.

Helen Koller (03027) suggested that gravel be placed in the area in front of the steps leading to The Restaurant to prevent the excessive blowing of dust. Steve replied that they are looking at several options to re-do the front area.

AGENCY REPORTS

1. CLVFD – FIRE DEPARTMENT REPORT: Written report.
2. DOW – BEAR AWARE: Jim Tiffin (10011) stated that last night a bear was sighted at Beartrap and Creedmore Lakes Road. It was described as large brown bear, and it is suspected to be the bear causing all the problems in that area last year. There have been two additional break-ins this week of cabins. Jim spoke with Kathay Rennells about the situation up here, and she was under the impression that we wanted to work on legislation with regard to the bear issue, not work on the problem. She has been provided with 25 pictures and a map of break-ins. Kathay stated she would get the wildland commissioner and/or DOW up here to work on the problem. At this time, Bear Aware has received 55 responses on their would not allow access for any reason. If there is

bear damage on those properties, Bear Aware will not call the owners regarding the damage. A pepper spray is now in the trailer storage area, and one is in the 6th Filing on the property, which was initially broken into. Jim asked that cross-reference book such as the Fire Department uses are made available to those who are not associated with the Fire Department. Jim stated that a member of the team suggested an addition to the covenants to read "Unless specifically denied in writing, the Colorado Division of Wildlife volunteers, also known as the Bear Aware Team, will be allowed access to all Crystal Lakes properties to inspect for or to investigate damage caused by bears". Jim also had an issue with the use of beanbags and rubber bullets.

MOTION: Marvin Thomas moved to accept the use of deterrent by beanbag or any other non-lethal method of projectile for deterring bears in Crystal Lakes. Rex Schweers seconded the motion, which passed with 1 nay: Inge Hongsermeier, and 1 abstention: Ruth Ludwig.

COMMITTEE REPORTS

1. POLICY & DOCUMENTS: Maureen Sanford asked the Board to approve Draft #3 of the Manager Hiring Policy, and was told they will approve it at the Joint Meeting in June. The Committee is working on updating the ATV section and the flags & signs section in the Property Owner's Handbook in conjunction with SB 05-100. They are also updating the Policy Manual, and checking the KIOWA requirements. Steve asked that they work on a policy on firebans to be placed in the Handbook and the Policy Manual.
2. RECREATION: Written report. The Committee is making final plans for Breakfast at the Lake.
3. ROAD: Gordon Lauts stated they don't have a stockpile of material to use in an emergency. The Committee is asking for five loads of rock and fifteen loads of road base to be stored in Crystal Lakes. Steve stated that previous Boards have approved that action. The Mosquito and Shasta loop is the next project, followed by culvert and road work in the 15th Filing. The area in the 13th Filing starting at Tohome and up Osage to Concho Court will also have culvert and road work. Bob Graft (08092), Don Reffel (11018), and Ken Arthurs (08002) have agreed to join the Road Committee.

MOTION: Marvin Thomas moved to appoint Bob Graft, Don Reffel, and Ken Arthurs to the Road Committee. David Smith seconded the motion, which passed unanimously.

4. SECURITY: Marvin has agreed to stay on the Committee until his property is sold.

MOTION: Marvin Thomas moved to have the Association buy a case of these books (Living with Bears). Francis Podorski seconded the motion, which passed unanimously.

MOTION: Marvin Thomas moved that this Board, for next year, limits ATV's to two per property effective June 1, 2007. Francis Podorski seconded the motion, which passed unanimously.

5. A.C.C.: Written report:
6. COVENANTS AD HOC: No report.
7. FINANCE: Ray Williams thanked everyone who voted for the rate increase.
8. FISHING: Gordon Lauts thanked Judy Randol for her proposal to the Fishing Board on a "Guest with a Member" fishing badge, and asked if she would mind if they started the program next year because of the implementation of the photo ID's. Judy explained the purpose behind her proposal. This badge would allow a guest to fish with a property owner in attendance with the

total number of fish allowed is not to exceed the property owner's limit. The Fishing Board will discuss this at their next meeting. Both Jim Jackson (13079) and Keith Trusler (10054) stated that they fully supported the proposal.

9. GREENBELT MANAGEMENT: No report.
10. HEARING PANEL: Written report.
11. NEWSLETTER: Sharon Cooper stated that the deadline for the July/August issue is June 12th for the articles, and June 19th for the President's Report.

OPEN ISSUES

1. FINALIZE ANNUAL MEETING PREP.: The Board Members received a draft of the Annual Report for their review and approval. Further discussion covered the dinner following the meeting, Fishing Board elections, and guests. Jody asked for a clarification on whether fire pits have to be approved before permits are given in the event there is no fire ban. This could create a real handship over the upcoming holiday for those involved.

MOTION: Inge Hongsermeier moved that, if the fireban is lifted, and property owner's get a fire permit, they have to agree to have their fire pit inspected at a later date, and we have permission to enter their property in their absence for that purpose. David Smith seconded the motion, which passed unanimously.

MOTION: Ruth Ludwig moved to adjourn. Marvin Thomas seconded the motion, which passed unanimously.

THE MAY 20, 2006, ROAD & REC. BOARD ADJOURNED 3:20 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary