

ROAD & RECREATION BOARD OF DIRECTORS' MEETING  
AUGUST 19, 2006

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

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Twenty-four(24).

PRESIDENT STEVE SMALLEY CALLED THE AUGUST 19, 2006, MEETING TO ORDER AT 1:00 P.M.

ADOPTION OF AGENDA: Steve asked for the additions of ATVs under Open Issues, and Helen Koller under Letters, Requests, etc.

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

APPROVAL OF MINUTES:

MOTION: Inge Hongsermeier moved to accept the minutes of June 17<sup>th</sup>. Francis Podorski seconded the motion, which passed with one abstention: Ruth Ludwig.

MOTION: Jim Sidebottom moved to approve the minutes of July 15<sup>th</sup>. Francis Podorski seconded the motion, which passed with two abstentions: Ruth Ludwig and David Smith.

OFFICERS' REPORTS

- PRESIDENT'S REPORT: Steve announced that our "Guest with Member" program has been well received, and we have sold \$13,760.00 in guest passes to date. Jody and Steve had lunch with Don Weixelman. They discussed Elk Ridge Ranches' roads and forest access, the 16<sup>th</sup> Filing easement complications, and the 9<sup>th</sup> Filing boundary issues. We are updating some maps, and Don provided us with maps of his areas. The Board started establishing their goals last weekend, and they have nine goals at this time. They will be listed in the upcoming *Wapiti Bugle*. Last weekend the Health Department came up and gave The Restaurant at Crystal Lakes an excellent on their report. According to Sydney McLeod, she hands very few of those out. Steve commended the staff on all their hard work and how smoothly the operation is being run. Today the Board will vote on the draft of the Covenants, and, if approved, they will be sent out to the property owners for their approval. Steve complimented the Recreation Committee. Donna D entertained last Saturday night, and those attending had a great time. It was a very positive summer for the Recreation Committee, and he applauded their efforts. The July CAI ABC class was very informative and it was great to have some attendees from Glacier View.
- TREASURER'S REPORT: Written report by Inge Hongsermeier.

MOTION: Jim Sidebottom moved to transfer \$80,000.00 from the lock box to the Water & Sewer account. Ruth Ludwig seconded the motion, which passed unanimously.

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

- **MANAGER'S REPORT:** Jody reported, per Board request for information last month, that the funds from the Water & Sewer/Road & Rec. fishing agreement go into Fishing Account.

#### LETTERS, REQUESTS, COMPLAINTS & COMMENTS FROM PROPERTY OWNERS

1. **KNEBEL (03034) SUGGESTED BADGES FOR NON-FISHERS:** This refers to producing a different colored badge for property owners and/or spouses who do not fish. These would be for identification purposes only.

MOTION: David Smith moved to allow a secondary membership badge that will not permit fishing, but would be eligible for people who appear on the deed for each lot, with a cost of \$5.00. Jim Sidebottom seconded the motion, which passed unanimously.

2. **DUNSMORE (15078) – Letter:** This letter refers to a fire violation. A letter will be written advising them they need to schedule a time with the Hearing Panel.
3. **WEIXELMAN (11121) – Campfire:** This fine has been protested. Jody will be sending an additional letter on this and at this time the fine stands.
4. **HELEN KOLLER (03027):** Helen stated that the lower walking bridge, which comes down to their property, needs support for the posts and the steps which are leaning. She would like to see this on the Road & Recreation goals list, inasmuch as she has mentioned this several times in the past. Helen commented on the wonderful meals served at The Restaurant, and encouraged everyone to support our restaurant.
5. **AL SHAFER (13043):** This letter refers to “For Sale” signs throughout the community. Jody will respond via letter.
6. **LEWIS DUKES (12100):** This issue of an abandoned vehicle has been addressed and taken care of.
7. **MILLER (12082A):** These property owners have talked to Jody and will be removing the gate in question.
8. **ED SHEA (11082) – Road dust:** This will be turned over to the Road Committee, and Jody will let him know of this action.

Steve Koeckeritz asked if there was an Association policy regarding the removal of pine beetle infested trees that are located within a road right a way. He is speaking specifically about Filing 5, where the property lines do not extend to the middle of the road. Jody will look into this.

Steve Koeckeritz referred to the issue under A.C.C. of “Footprint” vs. “Floor Space”, and an e-mail he had sent to all the Board Members. The covenants state that in Filings 13-15, a dwelling shall occupy a “floor area” of not less than 900 square feet. The A.C.C. Guidelines refer to a “foot print” of not less than 900 square feet. Steve is asking the Board to re-evaluate the terms in order to allow a property owner to build a dwelling with 600 square feet on the main level and an additional 300 square feet on a second level, as an example.

Ken May (06133) is contemplating the purchase of property in the 15<sup>th</sup> Filing, but is hesitating because of the 900 square foot footprint. He wants all the Filings to have a minimum foot print of 600 square feet.

Shelley Calisher (11049C) spoke on behalf of property owners in the 15<sup>th</sup> Filing as their real estate representative in support of the 600 square foot minimum.

Further discussion followed.

MOTION: Jim Sidebottom moved to clarify the A.C.C. definition that the square footage be defined as the living area at or above grade. Rex Schweers seconded the motion.

Discussion followed.

Jim Sidebottom called the question. Inge Hongsermeier seconded the call, which passed unanimously.

The motion passed with two nays: Inge Hongsermeier and David Smith.

Bill Popejoy (08142) mentioned a problem with a culvert in front of his property. Jody will look into this.

#### AGENCY REPORTS

##### 1. CLVFD –FIRE DEPARTMENT REPORT:

- Policy, Procedures & Criteria for Initiating a Fire Ban: The Board was provided with a draft of Policy, Procedures, etc. Jody reported that the Fire Department has received a plaque for achieving no Workers Comp. losses from January 1, 2005 through December 31, 2005.
- Decision on Existing Fire Ban: After discussion, the fire ban was lifted. This situation will be re-evaluated in September unless circumstances change drastically.

##### 2. DOW – BEAR AWARE:

- Designated Archers: Jim Tiffin reported that a kick-off meeting for the special archery season on August 5<sup>th</sup> was well attended. The archers are hitting five arrows in a three-inch target at forty-five yards. The Bear Aware team has scheduled a December 9<sup>th</sup> meeting with the archers to do a debriefing on the hunt experiences and results.

#### OPEN ISSUES

1. RESTAURANT UPDATE: Jody stated that Dairy Queen Gift Certificates have been purchased for restaurant personnel who worked so hard to get the excellent rating from the Health Department. An analysis of The Restaurant's figures up to now show that it is running at a deficit of about \$600.00. It was determined that Jody will decide when The Restaurant will close.
2. COMMITTEE MINUTES TEMPLATE: This was drafted for those committees, which need a guideline for the minutes of their monthly meetings.
3. ATVS: This refers to a motion made a few months ago limiting the number of ATVs allowed on each property. Steve feels the property owners should be allowed to give their input before a change is made.

MOTION: Rex Schweers moved to rescind the rule we made previously in regard to limitation of just two ATVs per family. Jim Sidebottom seconded the motion, which passed unanimously.

#### NEW BUSINESS

1. INVESTMENTS: Daniel will be drawing up a proposal for the Board, and he suggests that they ladder their investments so that each month they have at least \$40,000.00 coming back to them.
2. UNIFIED COVENANTS: A draft of the covenants has been sent to each member of the Ad Hoc Committee, and currently there has been only one response. The Board discussed the covenants further.

MOTION: Jim Sidebottom moved to present the covenants as written to the membership for their consent. Inge Hongsermeier seconded the motion.

Additional discussion followed.

Rex Schweers called for the question. Inge Hongsermeier seconded the call, which passed unanimously.

The motion passed unanimously.

Jody has scheduled a Town Meeting at the Poudre Valley REA building on October 13<sup>th</sup> from 5:00 p.m. to 8:00 p.m. The Covenant Kick-off Party on September 15<sup>th</sup> will feature free pizza for property owners wearing their badges, 5:00 p.m. in The Restaurant and the Wapiti Room. We will try to get Donna D for entertainment.

THE ROAD & RECREATION BOARD TOOK A TEN-MINUTE BREAK & RECONVENED AT 3:44 P.M.

#### COMMITTEE REPORTS

1. SECURITY: Jim Sidebottom stated we need to come up with an enforcement mechanism.
2. A.C.C. Written report.
  - A.C.C. Guidelines Requirement of 600' & 900' – “Footprint” vs. “Floor Space”: Discussed earlier.
  - Schaefer (02073) – Duties List: This will be passed on to the A.C.C. Committee.
3. COVENANTS AD HOC: No report.
4. FINANCE: Ray Williams is working on having Daniel report on the first quarter.
5. FISHING: Gordon Lauts reported there had been much discussion on catch and release, and a poll indicated that catch and release is supported in the streams as well as Cutthroat Pond. Their meetings will be held on the Sunday after the Board Meetings at 9:00 a.m.
6. GREENBELT MANAGEMENT: No report.
7. HEARING PANEL: Susan Vance reported that they had their first person show up for a hearing last month. She reiterated that it is the responsibility of the person receiving a violation to schedule a hearing. Susan requested that a copy of ground rules about turning off pagers and cell phones, use of proper language, and treating people with respect accompany the cover letter sent to violators. She also stressed the importance of security to enforce the rules and regulations, which are necessary for our property owners not to have to deal with their daily safety while up here. Unfortunately, security comes at a cost. We are going to have to look at that cost and see what the value is because we do need somebody up here consistently enforcing the rules and regulations. When making contact with a violator, it's good to have back up for safety purposes.

8. NEWSLETTER: Carol Strazer requested the Board to approve Kay Hunter (05069) as a new member of the Newsletter Committee. The Committee includes Sharon Cooper, Inge Hongsermeier, Cindy Metzgar, Jana Mills, Peggy Reffel, John Sprackling, Carole Strazer, and, if approved, Kay Hunter. The *Bugle* will be delivered before the September 16<sup>th</sup> Board Meeting. The deadline for the November/December issue is October 14<sup>th</sup>.

MOTION: Jim Sidebottom moved to appoint Kay Hunter to the Newsletter Committee. Francis Podorski seconded the motion, which passed unanimously.

The Board will be meeting with the Newsletter Committee on October 20<sup>th</sup> at 6:30 p.m.

9. POLICY & DOCUMENTS: Committee issues were discussed at the Joint Meeting.
10. RECREATION: Bev Eddinger reported that Oktoberfest With A 50's Twist will be held on October 7<sup>th</sup> at 6:00 p.m. in the Water & Sewer building if permission is given. We will have 50's music, costumes, and the cost is \$3.00 per person. A sign-up sheet will be in the office. Thanks to all who participated in "A Taste of Crystal Lakes".
11. ROAD: Jim Graft stated that they plan to test X-Hesion on a ½ mile of Ottawa South if it can be done this coming week. The last three rainstorms have created some major problems with culverts. The Committee members are taking two Filings each, checking for Association culverts, any problems, and marking those spots on a map. The culvert work on North Ottawa has been contracted out because a rock outcropping is involved. Tim Marion of Elkhorn Excavating has the equipment for this work. The work on Huron Court will proceed when a piece of equipment is removed from the court.
- Road work requests: Knebel (09084), Cooper (07062), Medoff (15071): These have been turned over to the Road Committee.
  - Scales – purchased following exchange agreement for material: Information only.

MOTION: Jim Sidebottom moved to adjourn. Inge Hongsermeier seconded the motion, which passed unanimously.

THE AUGUST 19, 2006, ROAD & RECREATION BOARD MEETING ADJOURNED AT 4:37 P.M.

Respectfully submitted,  
Bev Eddinger  
Recording Secretary