

ROAD & RECREATION MEETING
AUGUST 18, 2007

IN ATTENDANCE: Inge Hongsermeier, Helen Koller, Rex Schweers, Jim Sidebottom, Steve Smalley, David Smith, Jerry Valko, and Manager Jody Sandquist.

PROPERTY OWNERS & OTHERS IN ATTENDANCE: Fifteen (15).

PRESIDENT STEVE SMALLEY CALLED THE AUGUST 18, 2007, ROAD & RECREATION MEETING TO ORDER AT 1:18 AM.

ADOPTION OF AGENDA: Newcomer (12116) and 05008 were added to the Agenda.

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

APPROVAL OF MINUTES:

MOTION: Jim Sidebottom moved to approve the May 19th minutes. Jerry Valko seconded the motion, which passed with two abstentions: Helen Koller and Rex Schweers.

OFFICERS' REPORT

- PRESIDENT'S REPORT: Steve stated it was a great pleasure to experience the signing off of the Unified Covenants by Judge Gilmore at 2:30 p.m. yesterday. He thanked Ruth and Loren Ludwig ((05018) for the congratulatory bouquet of flowers they brought up.

The Board has set their goals for this year and will be working on them further this afternoon.

TREASURER'S REPORT: Financials were provided to the Board. Inge was unable to make a complete report, as records were not available.

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

MANAGER'S REPORT: Jody announced that we have hired a Bookkeeper. Her name is Sharone Mekelburg and she is a property owner in the 3rd Filing. She will be starting on Monday and will be spending her first week in the front office. She will then beginning training by Audrey of Rickards, Long, and Rulon, in the bookkeeping section.

Both Boards have received a letter from the Fire Protection District Board stating that the Crystal Lakes Fire Department must be paged out through 911 on all calls, including smoke reports. This will assure a record of response for insurance purposes should an accident or injury occur.

CAI is asking for nominations for the 2007 Community Association of the year award. This is something that the Road & Rec. Association might want to look into.

LETTERS, REQUESTS, COMPLAINTS & COMMENTS FROM PROPERTY OWNERS

1. Newcomer (12116): Eric has a trail easement, which runs through the area where his house has been built. He is about to close on the sale of his property, however, the easement will prevent

the sale. He is asking for the easement to be relocated. After much discussion, the Board took the following action.

MOTION: Jim Sidebottom moved to vacate the easement across those four lots (12114, 12115, 12116, and 12117) with Eric Newcomer to share the costs. Rex Schweers seconded the motion, which passed unanimously.

2. Ehn (08152): Jody will respond to these property owners.
3. Gleckler (09101): This will be handled by purchasing a second ash can.
4. Yule (05012): This letter will be referred to the Road Committee.
5. Ward (13047): This letter will be referred to the Road Committee.
6. Reid (05008): Steve will address the issues in the letter with the property owner.

AGENCY REPORTS

1. DOW – BEAR AWARE: Jim Tiffin reported that as of August 15th it has been one year since there has been any bear damage in Crystal Lakes and two years since a bear had to be killed by the Division of Wildlife. The Team is aware of owners who have illegal 'unwelcome mats' and per Board direction will be contacting those people and advising them of a possible fine. They will also inform them of the requirements for legal 'unwelcome mats'. August 26th at 10:00 a.m. is the next Bear Aware Meeting and hopefully Jim Jackson will give a presentation on the mats.

COMMITTEE REPORTS

1. NEWSLETTER: Carol Strazer stated the September/October issue will feature photos of Crystal Lakes' animals and events and will reach the post office by September 5th. The Committee has unanimously voted to increase the charges for advertising.
2. POLICY & DOCUMENTS: Maurine Sanford presented the Board with a Driveway Snowplow Policy for their review.
3. RECREATION: Bev Eddinger reported that fifty-five people have signed up for the 4X4 Backwoods Steak Cookout. Sharone Mekelburg has joined the Committee. The next event will be Oktoberfest with a Country/Western theme.

Steve remarked that they had overlooked an e-mail from Ken Bailey (10018) and read the contents to all. Jody will respond to this property owner.

4. ROAD: Written report. Jerry Valko reviewed their efforts in acquiring affordable and proper road base. Jody also provided the Board with information on material that staff had researched. It was suggested that Board members drive the roads in Glacier View that have recycled asphalt on them.

MOTION: Rex Schweers moved to table the issue until we get more information on Jim's source. David Smith seconded the motion, which passed unanimously.

5. SECURITY: Jim Sidebottom and Susan Vance have conferred on various security scenarios. Nothing can be determined until decisions are made on available monies for this program. Steve thanked our hosts for the great job they did this summer with our radar gun.
6. A.C.C.: Written report.

7. ENERGY AD HOC: David Smith stated they are waiting for our Audit Report to see what funds are available. Poudre Valley Pioneers have set up meetings to be held on August 28th & 30th in Hygiene, Colorado and Berthoud, Colorado respectively. The purpose of those meetings is to encourage the REA to use more solar and wind power.
8. FINANCE: Ray Williams suggested the elimination of half dues on second lots in order to produce more revenue, and that improved lots pay more dues than unimproved lots. Extensive discussion followed.

MOTION: Inge Hongsermeier moved that if permissible this Board votes to increase half-lot dues to full-lot dues with voting privileges effective 2008. Rex Schweers seconded the motion, which was defeated with one aye, Helen Koller, and five nays, Inge Hongsermeier, Rex Schweers, Jim Sidebottom, David Smith, and Jerry Valko.

MOTION: David Smith moved that we take this to the membership and have the membership vote on eliminating the half dues on second lots. Rex Schweers seconded the motion, which passed unanimously.

It is the consensus of the Board that the issues of the two-tier system and definition of what constitutes an improved lot be addressed in the September meeting.

9. FIRE POLICIES AD HOC: Maggie Mora addressed the use of galvanized materials in the pits, inasmuch as this metal puts out toxic gases when heated. She is not allowing any of her committee members to sign any document of approval or disapproval of pits which incorporate galvanized metal.

MOTION: Helen Koller moved to not accept fire pits in the future that are made out of galvanized. Jerry Valko seconded the motion, which passed unanimously.

MOTION: David Smith moved that on the consent form for fire pits that it state that no galvanized metal is used on this fire pit. Inge Hongsermeier seconded the motion, which passed unanimously.

Maggie suggested dissolving the Ad Hoc part of this Committee, and she has added two members to the team due to the increase in requests for approval.

MOTION: Helen Koller moved to dissolve the Ad Hoc portion of the Fire Policy Ad Hoc Committee. Inge Hongsermeier seconded the motion, which passed unanimously.

Jody has received a letter from a property owner who is a battalion chief at Poudre Fire Authority, who has concerns about our requirement on sealed lids. The concern is that if the lid is lifted it could cause backdraft if there is anything in there that could still burn.

MOTION: David Smith moved to make the Fire Pit Inspector Team a Committee. Jerry Valko seconded the motion, which passed unanimously.

The Committee Members are as follows: Jim and Jane Tiffin, Kathy and Larry Kelso, Doug Blunt, Kate Kelly, Mary Duncan, Maurine Sanford, Maggie Mora, Don Rogers, and Marjorie Wolf.

MOTION: Inge Hongsermeier moved to accept all these people on the committee. David Smith seconded the motion, which passed unanimously.

CLRRA

August 18, 2007

Page 4

10. FISHING: Gordon Lauts submitted a written report.
11. GREENBELT MANAGEMENT: Jim Ward submitted a written report stating the State Forestry Service has given us a one-year extension for completion of our Phase III project. The contractor we thought would do the project has pulled out on us. We have a new potential contractor, a property owner, who is expected to provide us with a bid within the coming week. Jim is requesting that the Board give authorization to Jody to execute a Forestry Services Agreement and an accompanying lease for storage of timber property in order to proceed as soon as possible. If an acceptable bid is received, we are looking at completion by December 15th.

MOTION: David Smith moved to allow Jody to enter into contract to complete Phase III in the Greenbelt project. Jerry Valko seconded the motion, which passed unanimously.

12. HEARING PANEL: No report.

OPEN ISSUES

1. UNIFIED COVENANTS: These have been approved and Policy and Documents will incorporate them into the appropriate documents.
2. RESTAURANT REPORT: Jody reported that business has increased since we have full a menu on Friday and Saturday nights. The activity with Donna D has been very well received and those nights have been very good as well.
3. RECYCLING: Jody reported that her information is incomplete at this time. This issue will appear on the September Agenda.

NEW BUSINESS

1. GOALS: This item will be tabled.

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

2. DIRECTORS & OFFICERS LIABILITY PROPOSAL: When asked for her opinion, Jody suggested that the Board follow their attorney's recommendation last year to get the Travelers Insurance policy.

MOTION: Jim Sidebottom moved to authorize Steve to sign an insurance contract based on the recommendation of our attorney, Bob Brandes, and a discussion of what the legal limits should be. David Smith seconded the motion, which passed unanimously.

Steve will e-mail the Board with Bob Brandes' comments and recommendations.

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

THE ROAD & RECREATION BOARD MEETING ADJOURNED AT 4:37 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary