

ROAD & RECREATION BOARD MEETING
MARCH 15, 2008

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

ABSENT: Inge Hongsermeier.

PROPERTY OWNERS' & OTHERS IN ATTENDANCE: Seventeen (17).

PRESIDENT STEVE SMALLEY CALLED THE MARCH 15, 2008, ROAD & RECREATION MEETING TO ORDER AT 1:05 P.M.

Steve announced that Inge Hongsermeier had suffered a massive stroke on Wednesday and is in a hospital in Denver. She will be recuperating from this for quite a while and we hope for her full recovery. He commended the Fire Departments in our area for their contribution to the wellbeing of those on the mountain. The meeting paused to send healing thoughts and prayers to Inge.

ADOPTION OF AGENDA: Solar Heat, Vision Questionnaire, and Hearing Panel were added to the Agenda.

MOTION: David Smith moved to approve the Agenda. Jerry Valko seconded the motion, which passed unanimously.

APPROVAL OF MINUTES:

MOTION: Rex Schweers moved to approve the minutes for February 16th. Jerry Valko seconded the motion, which passed unanimously.

Steve announced that David Smith had decided to run for the Board again in June.

OFFICERS' REPORTS

- PRESIDENT'S REPORT: Inasmuch as Inge is Treasurer of Road & Rec., Steve asked the Board to appoint an Assistant Treasurer to fulfill the position during Inge's recovery.

MOTION: David Smith moved that Jim Sidebottom be our Assistant Treasurer. Jerry Valko seconded the motion, which passed unanimously.

- TREASURER'S REPORT: No report.
- MANAGER'S REPORT: Jody reported that the shop repairs have been completed in the portion of the building that had the new roof installed. It appears the metal building did not have a building permit issued when it was rebuilt. Jody has met with Chad Grey of the Larimer County Planning Code Enforcement Department, and he had provided her with a list of several documents that need to be completed. An electrician as well as

an engineer will be coming up to evaluate the building as to its structural soundness and the electrical system safety.

LETTERS, REQUESTS, COMPLAINTS FROM PROPERTY OWNERS:

1. Donald Schiel (02001): This letter references annoying lights across from his property. Jody asked that Donald identify the lot the lights are on.
2. Dave LoSapio (ERRC): This property owner is protesting the road use fees charged to him and other Elk Ridge Ranch owners. He requested paperwork justifying the charge and Jody sent the mentioned paperwork with a cover letter.
3. William Emslie (ERRG): Per telephone conversation with Jody, this property owner expressed the same concerns as Dave LoSapio. The same paperwork and cover letter were sent to him.

AGENCY REPORTS:

1. FIRE DEPARTMENT: Written report.

OPEN ISSUES:

1. R&R GOALS REVIEW: Tabled.
2. RESTAURANT: The Board was provided with a restaurant dedicated funds report. This report shows a deficit of over \$6,000.00. Steve reminded everyone that the beer and wine license is on the ballot. We are still looking for employees to fill several positions. Jerry Valko stated that they should either shut down the restaurant or go back to square one and set up a plan. Steve emphasized the need for the Board to get behind the restaurant operation or close it down. Reliable people will not take a job for three months in the summer. It needs to be open all year long. Penny Herald (05083) asked if there is a committee that works on the restaurant. Steve replied that it is the Board. Rex Schweers brought up the issue of the costs of heating and insulating the restaurant. Helen Koller reminded everyone that the value of the Basecamp buildings is over two million dollars and that asset needs to be utilized. Jim Tiffin (10011A) commented that as the community has grown, the recreation activities have outgrown the Wapiti Room and could/should expand into the restaurant. Jody reiterated that the first thing needed is a business plan. Pete Blattenbauer (09113) shared some of his restaurant knowledge, having run a restaurant in Fort Collins.
3. BALLOT: Jody requested assistance for preparing the envelopes for mailing. Everything is ready and on the premises. We will be starting on this at 9:00 a.m. tomorrow morning. Helen Koller and Jeanette and Ray Williams added their names to Char and Don St. John and Sharon and Herb Cooper.
4. SOLAR HEAT: Steve commented that this project is one that they can't afford but they can't afford not to do it. Discussion followed regarding lease versus outright purchase.

MOTION: Rex Schweers moved that we make a 20% down payment on the total \$20,000.00 and negotiate a contract with Water & Sewer for some pre-paid rent and a loan from Water & Sewer to pay the rest of it off in no more than five years. Jerry Valko seconded the motion.

Discussion followed on the advisability of borrowing money from Water & Sewer. Jeanette Williams cautioned the Board on proceeding in the manner in which it sounded that they were and reminded them that Water & Sewer had requested that Road & Rec. prepare a proposal to present to them.

Rex Schweers withdrew the motion with agreement of the second.

MOTION: Rex Schweers moved that the Board would like to go forward with the solar project, that they would like to put 20% down, and find acceptable financing for the balance for no more than five years. Jerry Valko seconded the motion, which passed unanimously.

Rex volunteered to work with David Smith to create a proposal to present to the Water & Sewer Board.

5. VISION QUESTIONNAIRE: Board consensus is that the questionnaire is complete. It is ready to go the printer at this point.

NEW BUSINESS:

1. APPROVAL OF 2007 ANNUAL MEETING MINUTES FOR PRESENTATION TO MEMBERSHIP IN 2008:

MOTION: David Smith moved that the 2007 Annual Minutes be presented to the membership as they are at the Annual Meeting 2008. Jim Sidebottom seconded the motion, which passed unanimously.

2. CONFIRM ANNUAL MEETING DATE & TIME:

MOTION: David Smith moved that we have the Annual Meeting on June 14th at 2:00 p.m. Jerry Valko seconded the motion, which passed unanimously.

The Board will be providing dinner following the meeting at a discounted price for those in attendance, or sponsoring an event of some sort if the restaurant is not operating.

3. PLOW TRUCK PURCHASE – Jim Sidebottom: Jim provided all the information on a new F250 XLT truck equipped with the needed accessories. He encouraged the Association to get a fleet number in order to save money on current and future purchases.

MOTION: Jim Sidebottom moved we buy the pickup as spec'd, financing it for 36 months at the 0% interest. David Smith seconded the motion, which passed with one nay: Helen Koller.

THE BOARD TOOK A FIVE-MINUTE BREAK AND RECONVENED AT 3:08.

COMMITTEE REPORTS:

1. ROAD IMPROVEMENT: No report.
2. SECURITY: No report.
3. A.C.C. – Written report.
 - Blattenbauer (09113/114): Pete Blattenbauer stated that all the lots surrounding him are horse property with the exception of 113 and 114. He wants to put an old barn on 114 along with a couple of cattle to fertilize the blue spruce trees he will be planting. The Board stated they could give him a variance, but they would first need written approval from his neighbors within five hundred feet and the county.
 - Combs (09089): They are wanting a three-car garage but are unaware of what the dimensions of such will be. Rick Crewdson stated that the reason A.C.C. referred the Combs to the

Board was that a three-car garage is in compliance with the Covenants but their plan showed a shed coming out from one side. It showed a depth and height but no length.

MOTION: Jim Sidebottom moved that we approve it (three-car garage on 09089) subject to the 1200 sq. foot limitation. Jerry Valko seconded the motion, which passed unanimously.

Steve announced that Claudia Sidebottom (06138) has volunteered to be on the A.C.C. Committee.

MOTION: David Smith moved that we accept Claudia Sidebottom on the A.C.C. Committee. Rex Schweers seconded the motion, which passed unanimously.

4. FINANCE: Ray Williams reported the Finance Committee presented the new budget to the Board two weeks ago. The Board needs more information from the Wage & Benefits Committee before the budget can be finalized. Peggy Reffel will now be providing the Board with spreadsheets on all dedicated funds.
5. FIRE PIT INSPECTION: Jim Tiffin asked the Board to approve Skip Griffith (04026) to the Committee.

MOTION: Helen Koller moved to approve Skip Griffith to the Fire Pit Committee. David Smith seconded the motion, which passed unanimously.

6. HEARING PANEL: Jim Tiffin asked that the Board approve Diana Ward (13047) to the Hearing Panel.

MOTION: Helen Koller moved to approve Diana Ward for the Hearing Panel. Rex Schweers seconded the motion, which passed unanimously.

7. NEWSLETTER: Sharon Cooper reported that the deadline for articles is April 14th and the May/June issue will be out the second week of May.
 - Report on Meeting with Board 3-14-08: Ann Watson will be working with Carol Strazer as the point person. Sharon questioned whether the Board wanted Fishing Board resumes to appear in the newsletter, and Gordon Lauts preferred they be handed out at the Annual Meeting.
 - Volunteers: Not addressed.
8. POLICY & DOCUMENTS:
 - Bylaw Revisions: The Board decided to meet at 6:30 p.m. on the Friday night before the next Board Meeting to go over these. This committee is looking for volunteers. Ruth thanked Maurine Sanford for the great work she did chairing the committee and setting up notebooks for them.
9. RECREATION: Bev Eddinger reported that the St. Patrick's Day Party would be starting at 5:00 p.m. in the Wapiti Room and invited all in attendance to come. The children who entertained at our Christmas Party will be singing at the Picnic Concert on July 4th at 5:00 p.m. Donna D will follow at approximately 6:00 and Susan Vance will close the evening with her 'around the campfire' songs.

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Jody referenced an e-mail from Ronnie Owens (13040) who expressed a desire to assist with the Greenbelt Management Committee.

MOTION: David Smith moved that Ronnie Owens be added to the Greenbelt Committee. Jerry Valko seconded the motion, which passed unanimously.

MOTION: Jim Sidebottom moved to go into Executive Session for the purpose of discussing contract negotiations. David Smith seconded the motion, which passed unanimously.

THE ROAD & RECREATION RECESSED TO EXECUTIVE SESSION AT 3:35 P.M.

MOTION: Jim Sidebottom moved to go out of Executive Session. David Smith seconded the motion, which passed unanimously.

MOTION: Jerry Valko moved to adjourn. Helen Koller seconded the motion, which passed unanimously.

THE MARCH 15, 2008, ROAD & RECREATION BOARD MEETING ADJOURNED AT 4:04 P.M.

Respectfully submitted,
Bev Eddinger
Recording Secretary