



# Crystal Lakes

## Road and Recreation Association

300 Tami Road, Red Feather Lakes, CO 80545 (970) 881-2250

[www.crystal-lakes.org](http://www.crystal-lakes.org)

### Annual Meeting June 9, 2018 Minutes

#### I. CALL TO ORDER:

The meeting was called to order on Saturday, June 9, 2018 at 2:00 p.m. at the Crystal Lakes Road & Recreation Association Basecamp (Community Center) in Red Feather Lakes, CO. The meeting was chaired by Board President Cheryl Poage.

Directors Present:	President	Cheryl Poage
	Vice President/Interim Treasurer	Bryon Fessler
	Secretary	Steve Dirmeyer
	Member at Large	Jim McConnell
	Member at Large	Bob Chesnut

Others Present:	CLRRA Office Manager	Maria "Stella" Anderson
	CLRRA Road & Facilities Supervisor	John Mcguire

Property Owners in Attendance:

Start of meeting 59

End of meeting 98 (1 property owner in attendance, not in good standings)

#### WELCOME:

CLRRA President Cheryl Poage began the meeting by extending a welcome to All and stating the purpose of the meeting; To report on the state of the Association, provide an update on the transition process, approve previous meeting minutes and provide a financial year-end recap and review of the budget.

#### APPROVAL OF MINUTES:

Management distributed copies of the previous year's annual meeting minutes, which were also posted on the website. **A motion was made by Scott Laflam 09020 and seconded by Herb Hanlen 02075 to approve the 2017 Annual Meeting minutes. The motion passed unanimously.**

#### STATE OF THE ASSOCIATION:

The President began by reporting on the transition and informed property owners of a possible increase in fees, reduction of office hours, limited staff, potential office closures on Sundays and Mondays and no access to WIFI at Basecamp due to the separation of Water & Sewer. The President also reported on the elimination of sale and availability of taxable items stating cost to the Association is approximately \$70 to process \$20 worth of items making it cost ineffective. Interest was expressed in community policing or neighborhood watch and the Association will be seeking advice from Susan Vance. The Association continues to have issues with; unauthorized items in the compactor, OHV issues (non-residents riding in the subdivision, speeding, unlicensed units, no flags), theft of fishing passes from the 24/7 box (4 stolen passes

to date), threats being made to volunteers at the guard shed which will be met with restraining orders if need be. The Association will no longer required property owners to call in for a fire permit. If a property owner has an approved fire pit they can burn anytime and abiding by the current Fire Pit Specifications and Open Fires Policy.

The President also reported on the mitigation grant and informed property owners the Tracs have a slope of 40-100% and are non-buildable and this is why the Association has possession of these Tracs. There are some Tracs that will not be done due to lack of accessibility. Currently there is no bid to do Tracs J or F.

Vice President/Interim Treasurer Bryon Fessler reported on the state of the Association from a finance point of view. Mr. Fessler recognized Cheryl Poage for all her hard work and time with the mitigation project and for obtaining \$500,000 in Federal and State grant money for the Association. Mr. Fessler also commented on the transition from President to Vice President with Cheryl Poage and stated the transition occurred flawlessly.

In reporting, in 2015 the Association had a C rating under HMI Management then in 2016 under CL Management the Association stabilized and now collections are down to \$14,000 from \$125,000.

Member at Large, Jim McConnell invited all property owners to sign up for the Monthly Newsletter and Weekly View for their official source for reliable Association information. Mr. McConnell also wanted to reiterate the abuse the compactor has endured due to unauthorized refuse items, the theft of fishing passes, OHV issues (underaged drivers), illegal shooting reports and illegal burning of slash. The Association will be doubling down on these offenses. Mr. McConnell stated it will take all of use to police our neighborhood and services in hopes of identifying perpetrators and holding them accountable. The mission is not to pit neighbor against neighbor but we need to watch out for each other and each other's property.

Secretary Steve Dirmeyer reported on the Slash Depot, the slash piles are arranged in small piles to comply with State requirements for burning. The Association will burn this year, not chip. The Slash Depot will remain open until October, weather permitting and the end of season burn will be held when weather conditions permit, 3-5 inches of snow. The burning process will take about 3 days.

Member at large Bob Chesnut reported on the fire pit reinspection process. The Fire Pit committee has completed the 4 years mandated inspections for all filings. All inspectors are volunteers and the implementation of the \$25 failure fee does appear to have reduced the failure rate.

#### **FY2018 – 2019 BUDGET:**

Vice President and Interim Treasurer Bryon Fessler conducted an extensive slide presentation on the budget. Mr. Fessler presented the 2018-2019 Board approved budget. A copy of the budget was available at the sign in table. Bob Strazer, 10053 & 11054A, asked Mr. Fessler what the required reserves amount is to which Mr. Fessler replied \$246,000. Mr. Fessler also mentioned another reserve study will be conduct. Bob Strazer also asked if there was going to be a \$100 assessment increase to which Mr. Fessler replied yes.

#### **BALLOT RESULTS:**

None

## **COMMITTEE UPDATES:**

ACC – Steve Dirmeyer, Chair, stated the importance of property owners receiving the ACC guidelines, the application and for the Committee to follow up with CL requirements and County requirements.

Fishing Board - Bryon Fessler reported on the increasing prices for fish stocking. The average trout cost is up to \$6. Mr. Fessler also reported on the implementation of the new fishing passes and how the process has turned out to be an easier system for property owners and less time consuming for CL staff. Doug Swartz, Fishing Board member reminded all of the Wounded Vet Fishing on June 23 and the Fishing Derby on July 7.

Greenbelt – None

Policy & Docs – Herb Hanlen, Chair, reported the oldest member of the committee has resigned and advises everyone to familiarize themselves with the covenants and bylaws.

Recreation Committee – Sue Chesnut, Cheryl Beavers, Co-Chairs, reported the committee is full with 9 official members but countless of volunteers are to be recognized. The committee is responsible for sponsoring fun events including the poker run, craft fair and produces a calendar with all the events listed on the calendar. The committee will implement a new event beginning this Friday, Friday Happy Hour or FAC if the event is successful many more will be scheduled. The committee would like Steve Smith, a CLRRRA Roads & Facilities Employee recognized for the dinner featuring BBQ following the Annual Meeting.

Hiking Committee – Helain Steele, Chair, reminded All, the committee meets and will continue to meet every Tuesday until the 3<sup>rd</sup> week in December. The committee meets at the Wapiti mailbox area at 8:15 – 8:45, also, a memorial bench for John Sprackling will be erected at the east end of the lake.

## **SPECIAL GUEST SPEAKER: BROCK MCARDLE**

Brock McArdle with the Division of Wildlife opened the floor for questions. Board member Bob Chesnut asked about the “Ghost Moose” and if this was due to deer tick. Mr. McArdle explained the white color on the Moose is indeed caused by the tick as the Moose rubs fur off to try to get rid of the ticks on its body. Winter ticks stay on a Moose all winter long. There is really nothing that can be done to avoid the transfer of ticks.

## **OWNER EDUCATION**

Bryon Fessler, Treasurer: Mr. Fessler reported on the Deferred Maintenance and the three areas of concern, The shop, Manager’s Office and the lower level.

John Mcguire, Road & Facilities Supervisor: Mr. Mcguire reported on the road conditions, due to some conditions more difficult than first assessed, it has taken longer than expected but the roads are getting done. The entire crew, has a plan for future road work and Mr. Mcguire will have updates posted in the weekly View.

## **OUTSTANDING VOLUNTEER OF THE YEAR**

Member at Large Bob Chesnut began the recognition for this award by expressing the importance of our volunteers. Without volunteers we would not have committees and without committees the association would not accomplish much. First and foremost, the Board wanted to recognize Bryon Fessler for his dedication, heart and soul to his time and service to the association as a Board Member. Although Mr. Fessler’s Board term has come to an end, his dedication and devotion to the Association continues. Mr. Fessler has already volunteered to chair the Finance Committee.

***A motion was made by Jim McConnell and seconded by Steve Dirmeyer to extend Bob Chesnut's term to 2 years, until the year 2020. The motion passed unanimously.***

***A motion was made by Bob Chesnut and seconded by Jim McConnell to appoint Mike Bilo to a three-year term. The motion passed unanimously.***

***A motion was made by Jim McConnell and seconded by Steve Dirmeyer to announce the state of officers as follows; Jim McConnell as Vice President, Steve Dirmeyer as Treasurer and Mike Bilo as Member at Large. The motion passed unanimously.***

The Board announced the Outstanding Volunteer of the Year. Many Members of the community continually go above and beyond to make Crystal Lakes an enjoyable place to live and this award recognizes those extraordinary volunteers. The Board announced the 2018 Outstanding Volunteer of the Year award is presented to Susan Vance. Susan Vance will be provided with a gift certificate and her name has been placed on the plaque. Susan Vance humbly accepted the award and stated, "the community would not exist without volunteers, Thank you."

#### **OWNER FORUM**

Property owners asked various questions; Sandra Nikel 09027, issues regarding the compactor, James Stelmaseck, 11049, contractor use of the Slash Depot, Cheryl Reynolds 05047, read a letter from Steve Koeckeritz, 07037A, in regards to selling fees and using a financial company to process these requests. The letter asked the Board to consider another accounting method to manage finances. Mark Weeks, ERRRA, expressed gratitude for the improvements to the Fire Station. Reminded property owners to call 911, not the Association Office.

#### **ADJOURNMENT:**

***A motion was made by Casey Meadows, 14044, and seconded by Jim Narva, 12013, to adjourn the meeting. The motion passed unanimously.*** The meeting was adjourned at 4:36 p.m. The Board invited property owners to attend the CLRRA Annual Dinner held in the Community Center at 5:00 p.m.