



Crystal Lakes Road and Recreation Association

300 Tami Road, Red Feather Lakes, CO 80545 | 970-881-2250 | www.crystal-lakes.org

Annual Meeting Minutes

June 13, 2020 (Held via Zoom Conferencing due to COVID-19 Pandemic)

I. **CALL TO ORDER:**

The meeting was called to order on June 13, 2020 at 12:03 p.m. at the Crystal Lakes Road & Recreation Association Base Camp (Wapiti Room) in Red Feather Lakes, CO. The meeting was chaired by Board President Cheryl Poage.

Directors Present:	President	Cheryl Poage
	Vice President	Lala Jacoby
	Treasurer	Steve Dirmeyer
	Secretary	Bob Chesnut
	Member at Large	Jim McConnell

Others Present:	General Manager	Stella Anderson
	Office Support	Rachel Ownbey

A. Meeting Conduct:

B. Proof of Notice: Association General Manager, Stella Anderson, provided the proof of mailing for the meeting notice.

C. Establish Quorum (50 property owners): A quorum was established with 57 property owners in attendance via Zoom Conferencing for the meeting.

D. Welcome: CLRRRA President Cheryl Poage began the meeting by extending a welcome to all in attendance.

E. Purpose of Meeting: *President Cheryl Poage stated the purpose of the meeting, which is to report on the state of the Association, provide a year in review, approve previous meeting minutes, provide a financial year-end recap and review of the 2020-2021 budget.*

F. Introductions: The Board and General Manager introduced themselves.

II. **APPROVAL OF MINUTES:**

Copies of the June 8, 2019 minutes were not made available to the membership in 2019. Copies of the June 13, 2020 annual meeting minutes were made available at the meeting as well as posted on the Association's website. Board will be approving both annual meeting minutes in 2021.

III. **STAE OF THE ASSOCIATION:**

A. President: Cheryl Poage referred to the growth of Crystal Lakes as experiencing growing pains and growing at a rapid rate. The community however remains an amazing place. President would also like to recognize Frank Krist for all his knowledge and hard work devoted to the creation of the new Crystal Lakes map. Recognition was also given to the Greenbelt Management Committee for the hours and time devoted to going through plat maps and denoting trails for the new map. Regarding the Bear Gulch Easement, judgement has been entered in favor of the Association. A survey was conducted on June 4, 2020. The plaintiffs have filed a rule 59 and

are asking for the Judge to reverse the ruling and the Association will be filing in opposition. At this time the locked gate remains in place and the plaintiffs will not block the sides for member access. Members have access via pedestrian, biking and equestrian avenues. When litigations cease, the Association will erect signage of the 70-foot-wide easement. To seek usage for OHV access, the Association will need to seek authorization from the USFS (United States Forest Service).

- B. Vice President: Lala Jacoby introduced the concept of a Book of Motions, that will serve as an updated record of motions implemented by the Board of Directors. Records will reflect, who made the motion, who seconded the motion, if motion passed/failed or was a split vote. The intent of the record is to be made available to the membership via website.
- C. Secretary: Bob Chesnut reported on the process for updating the policies. Once the Board reviews the documents that Herb Hanlen and the Review Committee present, documents will be forwarded to Legal Counsel. Legal Counsel will confirm documents are in compliance with applicable law.
- D. General Manager: Stella Anderson reported on the Field Staff and how busy the season has started out. With a staff of three oftentimes they fall short as they grade, water, roller and apply road base. One is needed for the grader, one for the roller, one for the water truck and one with the pickup/trailer to haul road base. They oftentimes find themselves walking from one piece of equipment to another to move things along. In addition, the crew has been pulling ditches, cleaning culverts, installing culverts and replacing or relocating culverts for better drainage. Property owners are encouraged to call the office if a road is in need of maintenance.

IV. **FY2020-FY2021 Budget:**

Treasurer: Steve Dirmeyer reported on the budget for fiscal year 2020-2021. The Association is a 1.2 Million Dollar Association, and the budget needs to reflect this.

V. **Ballot Results:**

General Manager reiterated the deadline for receiving ballots was May 24, 2020. The Counting Committee comprised of fellow member volunteers conducted the ballot counting on May 26, 2020. Results were posted immediately and were as follows; four hundred and sixty (460) ballots were counted, six (6) were invalid, three (3) had no certification envelope, one (1) member was not in good standing and two (2) arrived after the deadline. Four hundred and fifty-four (454) were valid. Lala Jacoby received – 332 votes; Bryon Fessler received – 322 votes; Kenneth Nickson received – 260 votes; Tom Bongiovanni received – 229 votes; James Smith received -146 votes. Thank you to all of the candidates for putting your hat in the ring, wanting to make a difference and going above and beyond regarding the process in light of the COVID-19 pandemic.

- VI. **Survey Results:** Bryon Fessler - volunteered to compose a survey with the help of the General Manager for the membership for the purpose of gaining information on issues of importance. A Power Point slide show was presented to summarize the questions and results. Total views; 592; Total received; 338 - two not finished. The survey results will be posted unedited & unfiltered on the Crystal Lakes Road & Recreation website. The Association cost was \$70 for the online Survey Hero platform. Nineteen questions were presented eight of which were taken from DORA (Department of Regulatory Agency). Surveys create expectations for action. Act quickly on answering questions via “The Weekly View”, select target area and group some questions together. Communicate with the membership & staff. Implement Ad hoc committees, to reflect action in areas of concern, develop plans, support and hold people accountable.

VII. Committee Updates:

Green Belt Committee: Carmel Mawle, co-chair

2019-2020 Greenbelt Committee Tree Sales Report -The Greenbelt Committee reviewed Association greenbelts and past mitigation efforts with a State Forester. Forester emphasized the necessity to thin trees in the greenbelts, they are crowded or unhealthy and to diversify our forest to increase its resilience against pests, drought and, ultimately, fire.

Forest Diversification Project - Efforts have begun to diversify forests by negotiating with the Colorado State Forestry Department to purchase saplings from their nursery at wholesale prices. With that agreement, the committee can approach the Board of Directors with concerns and advice on how to proceed with passing on the special costs to the membership. A total of 840 trees have been ordered (180 Blue Spruce, 210 Douglas fir, 180 Engelmann Spruce, 180 Ponderosa Pine, 90 Red Cedar saplings). The committee purchased 102 saplings at a cost of \$304.20. Trees will be planted in greenbelt areas with a focus on areas suffering from past mitigation efforts.

Approval was sought and given to add planting supplies, (cages, stakes, ties, soil, polymer), costs for all with a budget of \$1,000. An additional \$500 was granted, donations were accepted and an additional \$270 was collected to help with costs.

Greenbelt Trail Maintenance. Committee has worked with Cheryl Poage to identify trails from plat maps and will be added to the new map. Volunteers have marked trails and there are more trails to be marked.

Problem areas have been identified. Asgard Trail is washed out from spring runoff, fallen trees, beaver dams diverting water across trails onto private property. Committee will work with state rangers, staff and Board for solutions to maintain trails and greenbelts.

Conclusion: The annual budget was exhausted in the Forest Diversification Project. Focus is still needed in trail improvements and mitigation efforts and a larger budget may be warranted. Committee would like to thank all volunteers who helped with sorting/planting saplings and marking/clearing trails.

Policy & Documents Committee: Herb Hanlen Committee Chair, management and the Board of Directors have reviewed and made necessary changes on all nineteen (19) policies, CCR's and Bylaws. Governing documents more consistent with Colorado State Law and Larimer County Code. A ballot counting policy is being proposed prior to the next ballot initiative. The Enforcement Policy is currently being reviewed by legal and updates to the Hearing Policy are also underway.

ACC Committee: Steve Dirmeyer reported fifteen (15) new houses & cabins; eight (8) garages, twenty (20) sheds, two (2) gazebos, eight (8) driveways and one (1) horse barn were approved by the committee last fiscal year. The community is growing, and more property owners are moving to the area on a fulltime basis. Additional Committee members are needed.

Finance Committee: Bryon Fessler, Committee Chair, extended recognition to Nina Narva, Brent Mello, and Tim Shepard. Nina Narva is a licensed CPA and provided a wealth of free advice and counsel, Brent Mello is the Treasurer for the Fishing Board and always ensures operations are in the black. Tim Shepard, new member, thank you for volunteering. Purpose of the Committee is to help by provide financial oversight for the Association including budgeting and financial planning, financial reporting and the creation and monitoring of internal controls and accountability policies including best practices. The Committee serves in an advisory capacity. Hundreds of hours have been donated and over \$35,000 of coding errors were identified and corrected.

Fire Pits: Bob Chesnut, Committee Chair will be resigning after this meeting as Board Member Liaison & Chair. This is a very important committee for the Association. Bob Chesnut would like to recognize Committee members, Doug Beavers, Jim McConnell, Jim Narva, Ted Noonan, Randy Peonio, Dean Staberg and Richard Rowe. In the last three years all fire pits have been reinspected, fifteen (15) failed. Expressed gratitude for allowing the opportunity to serve.

Hearing Panel: A report from Susan Vance, Committee Chair was read by Bob Chesnut. Recognition of members, Doug Blunt, Cindy Goodell, Jody Randol. Last year, five (5) hearings were requested by property owners and five (5) hearings were held.

Recreation Committee: Committee report read by Bob Chesnut, Committee has split into two sub committees, Hospitality and Activity. Activity will focus on activities within the Community and currently has seven members. Co-Chairs are Lillie Denny and Paige Niederer. Members include Mark Beckner, Tim Metzger, Deb Peonio, Randy Peonio, Deb Staberg and Tavia Wolf. Hospitality will focus on events in the Community Center such as Potlucks, Bingo and the Annual Craft Fair. Prior to COVID there were record attendance to Potlucks. Calendars have sold out additional order will be placed next year. Bingo is a lot of fun and the Poker Run has been scheduled for August 1st, Craft Fair September 6th, Annual Dinner for September in place of the Steak Fry. All events are at the mercy of COVID restrictions. Recognition of members, Hospitality, Co-Chairs; Cheryl Beavers, Sue Chesnut, Janice Hanlen, Lala Jacoby, Marilyn David, Leslie Armstrong, Sharon Fessler, Terry Fountain, Dana Horst, Yolanda Nickson, Darla Piscioti, Helain Steele, Cathy Spencer and Susan Weeks. Committee extended thanks to Board and Staff for all their support.

Road Committee: Jack Goodell, Committee Chair, Committee was resurrected for 2020. New members, Milo David, Ron Kembel. Existing member Keith Trusler. Committee was created to advise the Board on roads, material and equipment. At the request of the Board the committee toured Jicarilla & Mosquito and made recommendations, final decision is at the Boards discretion. Mosquito, the snow was still hindering drainage as the ditches still had two or three feet of snow, will reinspect Mosquito and other roads over the summer. Inspection will include, driveway culverts, location of cross boulders to control drainage. Drainage and snowplow damage are two items that affect the roads in Crystal Lakes. Keeping the ditches and culverts clean is essential. Roads are one of the most import items in the safety and property values of the community.

VIII. Owner Education:

Lou Phillipe, President of the Fishing Board presented a PowerPoint presentation to assist property owners to better understand the fishing program, finances and where the fish come from. Recognized members, Judy Randol, Ken Mickiewicz, Bryon Fessler, Brent Mello, Jim Rose, Bob Rogers, Doug Swartz, Jerry Davis and Kevin Steele. Committee stocks fish, hosts the July 4th Fishing Derby, a wounded Veterans fishing day, conducts pond dredging, habitat improvement, repairs inlets & outlets on the ponds, volunteers as fishing patrol and provides ad hoc education. Current vendor, Crystal Springs Trout Farm, Inc., is a trout fishery, cold water and the fish thrive. Perfect spawning habitat for the trout with the running water in and out of our ponds. Every three weeks the ponds are stocked with 1,500 lbs. of Rainbow & Palomino trout, typically 12"-15". The average cost of a fish is \$6.00. Stocking costs are not paid by property owners but by guest revenue. Property Owners pay \$10.00/lot per year for unlimited fishing. Guest must have passes that can be purchased prior to arrival and must be punched out with month and year. Passes must be visible while fishing.

IX. Outstanding Volunteer of the Year: Bob Chesnut presented Herb Hanlen with the Volunteer of the Year award. Herb Hanlen has devoted thousands of hours every year to the betterment of the Association. Currently serves as the Chair of the Policy & Documents Committee and has attended every review session of the Crystal Lakes Governing Documents. THANK YOU Herb Hanlen!

X. Board Officer Elections:
Newly elected Board Members took their seats.

Motion was made by Steve Dirmeyer and seconded by Lala Jacoby to accept the election results. New Board elected Bryon Fessler as President, Lala Jacoby as Vice-President and Ken Nickson as Secretary. Roll call vote was obtained, Ken Nickson (Yes), Bryon Fessler (Yes), Lala Jacoby (Yes), Steve Dirmeyer (Yes), Cheryl Poage (Yes). Motion carried unanimously.

Motion was made by Lala Jacoby and seconded by Bryon Fessler to accept the election results and nominate Steve Dirmeyer as Treasurer. Roll call vote was obtained, Ken Nickson (Yes), Bryon Fessler (Yes), Lala Jacoby (Yes), Steve Dirmeyer (Yes), Cheryl Poage (Yes). Motion carried unanimously.

XI. Member Forum:

Rick Zeh, 10062 Inquired about a Special Trash Day. There will be a Special Trash Day sometime in July/August, no furniture or large appliances will be accepted.

Rich Cohan, 01073 Suggested an increase in guest fishing fees to help with road improvements. This would be diversification funding and would be something for the Board to further discuss.

Sarah Channey, 12162, Expressed gratitude for holding the meeting via Zoom conferencing.

Patricia McHugh, 08092, Expressed gratitude for holding the meeting via Zoom conferencing.

Susan Vance, 06098A, Requested an update on the trash situation and abusers of the service. Abusers are being identified and violations are being issued.

Bobbi Webber, 13120, Commented on the Fantastic fishing presentation. Concerns expressed over mussels in the lake. Currently there are no mussels in our lakes and ponds.

Jeanne Rowe, 06024, Questioned what the year-to-date expenses are concerning the Bear Gulch Trail. The Association's Liability insurance has covered all costs including attorney fees to date.

Russ Baxley, 06100, Commented on the roadways being flat as opposed to crowned. The Road & Facilities crew attempt to crown the roadways. All the rock and lack of buildup from erosion make it quite challenging. This intent is to crown the road.

Darla Piscioti, 05008, Inquired about the use of OHV's on the Bear Gulch Trail. Getting the Forest Service to open Bear Gulch is another process that the Association will have to go through. At this time the Association is waiting for the survey to be filed with the Court. Time also has to be given to the Plaintiffs per rule 59 to reverse the Judgment. An ad hoc committee may need to be implemented to seek OHV use. Signs will also need to be placed in the boundaries.

Rich Cohan, 01073, Inquired about paving 73C. Currently 73C is not on any list to get paved anytime soon. Should County pave 73C sometime in the future, the Association would look into paving Tami Road towards the Base Camp area.

Mark Weeks, ERRA, Requested clarification between the Bear Gulch Trail access over Osage Road and access through Elkridge Road. Lot "O" is only to be accessed by pedestrian, bikes and equestrian and will not be open to OHV per the Forest Service. Paul Raffa, 12087, Request better details on the guest fishing pass such as Driver's License # and address. When a property owner has a guest the property owner is responsible for the guest.

Kathy Dillon-Durica, 12078, Requested additional hours for the Base Camp Office to be open during the summer months maybe consider opening Sundays. This will be on the agenda for the next Board Meeting, office hours.

Jenny Price, 08133, Questions why USFS would open up Bear Gulch for OHV's if they are not currently allowed through lot "O". Bear Gulch Trail is an old Jeep/OHV road and was originally part of Forest Road 195. It has been on Jeep Road on USGS Map prior to 1967. Supporting documents are not on the website at this time due to ongoing litigation.

The Board of Directors extended recognition to exiting Directors Jim McConnell and Bob Chesnut for volunteering so many hours and all their hard work and dedication. A special thank you was extended to Jim McConnell for stepping up as interim CAM.

XII.

Adjournment:

Motion was made by Steve Dirmeyer and seconded by Bob Chesnut to adjourn the Annual 2020 meeting at 4:15 PM. Motion carried unanimously.

Respectfully submitted by Rachel Ownbey and Maria "Stella" Anderson

Approval Signature _____