



# Crystal Lakes Road and Recreation Association

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

## BOARD OF DIRECTORS MEETING MINUTES

Saturday, April 17, 2021, 10:00 a.m.

### I. Call to Order:

Meeting was called to order on April 17, 2021 at 10:00 a.m. in the Crystal Lakes Wapiti Room. Meeting chaired by the Bryon Fessler. The resignation of Ken Nickson from the Board of Directors due to personal reasons was announced. The Board would like to thank Ken Nickson for his service and wishes him well. A reminder was extended regarding the Articles of Incorporation and Bylaws ballot, deadline to vote is April 30, 2021. Counting of the ballots will be conducted on May 1, 2021.

***Moved by Cheryl Poage and seconded by Steve Dirmeyer to regretfully accept the resignation from Ken Nickson from the officer position of Secretary and as a Board of Director. Motion carried unanimously.***

<b>Directors Present:</b>	President	Bryon Fessler
	Vice President	Lala Jacoby
	Treasurer	Steve Dirmeyer
	Member at Large	Cheryl Poage

<b>Director's Not Present:</b>	Secretary	TBD
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<b>Others Present:</b>	General Manager	Maria "Stella" Anderson
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**Property owners in attendance:** 12

### II. Approval of Agenda:

Corrections/changes, addition of Altitude Law under Unfinished Business, item K.

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to approve the amended Agenda for the Board of Directors Meeting for April 17, 2021. Motion carried unanimously.***

### III. Property Owner Forum: No property owners addressed the Board.

### IV. Approval of Meeting Minutes:

Corrections/changes, under Committee Reports for Greenbelt Management Committee, change the date of the CWPP from current to reflect, 2004 (updated in 2008).

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to approve the amended March 20, 2021 meeting minutes. Motion carried unanimously.***

### V. Officer Reports: President Report – Bryon Fessler entered the following report. Daphne Rose Kingma once said, "Holding on is believing that there is only a past; letting go is knowing that there is a future." I learned a long time ago to never lead with negative news but in this case, I really do not have a choice. Due to medial reasons, my wife Sharon and I must move off the mountain as soon as possible and we already have two offers on our cabin. Obviously, once we are no longer CLRRA members, I will have to step down as your President. Leaving our dream home and all our friends in Crystal Lakes is extremely hard and emotional but rest assured, we will land on our feet, just at a lower altitude. You all mean a great deal to us and we hope to see you in Fort Collins or the surrounding area.

Also, in the latest edition of Common Ground (CAI's Magazine for Community Association Leaders), Steve Spanier suggests that we should ask, "What is best for the community?" The answer requires thoughtful problem-solving, persistence, creativity, and leadership. Steve goes on to say that ideal communities are led by board members and staff members who perform as selfless servants. They work hard, listen well, consider completely, and act thoughtfully. All of us should continually strive to ask, "What is best for Crystal Lakes."

- a. Vice President Report: Lala Jacoby reported on the master calendar and the tasks for April and May.
- b. Treasurer Report: Steve Dirmeyer provided an overview of the financials. The E-Vote and motion made in March pertaining to the purchase of the new grader did not specify the amount but rather a not to exceed amount. The final amount of \$72,315.00 for the purchase of the grader was disclosed.

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to accept the financials for the month of March 2021 and place them on file for the auditor. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to ratify the expenses and payables for the month of March 2021. Motion carried unanimously.***

- c. Secretary: Not present due to resignation.

#### VI. Other Reports:

- a. General Manager: Reported on the upcoming staff changes; Jo Jo Nickson resigned as year around part time office support. Carmen Uribe resigned as the Executive Assistant to the General Manager and Bill Serecky announced last day of work will be May 28, 2021. Management and the Board would like to thank Carmen Uribe and Jo Jo Nickson for their services and wishes them well. Please help welcome Cindy "Bean" Swartz as a new year around part time office support. Welcome Bean. Discussions ensued regarding estimates to replace the boiler system at Base Camp and the radio systems in the vehicles, no decisions were made at this time.

#### b. Committee Reports:

- 1) ACC - Cheryl Poage as Board liaison presented requests for revisions to the application to avoid confusion for applicants. General Manager recommended the separation of procedural versus policy when making revisions. County regulations require 36" of non-combustible material from the ground up on structures. The current ACC requirements only denote 30" and a request has been presented to change the requirement to match this specific county requirement.

***Moved by Cheryl Poage and seconded by Lala Jacoby to revise the current 2017 Architectural Control Committee requirements to match the 36" non-combustible material currently required by county standards. Motion carried unanimously.***

***Moved by Lala Jacoby and seconded by Cheryl Poage to appoint Charles McCarthy and John Velarde to the Architectural Control Committee. Motion carried unanimously.***

- 2) Fishing – Doug Swartz, member, announced the Veteran's Fishing Derby will be held on June 19, 2021. Volunteers are needed in all aspects of the event and donations are also needed.
- 3) Greenbelt Management – Carmel Mawle, Chairperson, read statements, including one from Fire Chief Mark Rode, supporting the need to hire an expert to help develop a new CWPP (Community Wildfire Protection Plan) for the Red Feather Fire District. Cheryl Poage, Board liaison, reported, LCSO Emergency Services Specialist Derek Rosenquist has offered to conduct an informative session for all property owners interested. There is also a

grant available on a 75/25 basis (volunteer work can be substituted) approximately \$125,000 available on this grant. Project pending concurrence with the Committee. Board consensus is to apply for grant.

Doug Race (15090) provided supporting testimony on behalf of the fire department stating the department and district are interested in assisting with this endeavor, stressing, education is a key to a successful plan. The topic will be added to the May Board of Director's agenda. A request to resign from the committee was submitted by Sue Chesnut. Management and the Board would like to thank Sue Chesnut for her service.

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to appoint Jake Hofmann and Ken Mickiewicz to the committee and accept the resignation of Sue Chesnut. Motion carried unanimously.***

- 4) Recreation Committee - Sue Chesnut, Hospitality Chairperson, extended a thank you to Bryon and Sharon Fessler and reiterated, they are a huge part of the community and will be missed. Due to COVID no activities have been held but hopes this will change soon. Looking forward to having FAC (Friday afternoon Club) sometimes held on Saturdays and possibly Bingo to resume in May. There will be no Memorial Day breakfast.
- c. Attorney Status Report: Report was compared to Aging report and only three (3) accounts were not reflected. Account #51963, an email was sent by Altitude Law stating property owner would like the interest on the account waived. Board consensus is not to waive the interest. General Manager will contact Altitude Law and relay Board consensus.  
Accounts #51399 and #51400 are scheduled for Sheriff's sale and Altitude Law is recommending postponing the Sheriff's sale. Based on Counsel's advice, due to pending private sale of the properties, the BOD consensus is to postpone the Sheriff's sale from May 20 to June 3, 2021. General Manager will notify Altitude Law.
- d. Violation Report: No questions on the report.

## VII. Unfinished Business:

- a. Bear Gulch Easement Litigation:

***Moved by Lala Jacoby and seconded by Cheryl Poage to exclude Steve Dirmeyer from all future discussions and decisions regarding the Bear Gulch Easement litigation due to his conflict of interest in the matter. Motion carried Unanimously.***

- b. Review of Governing Documents and Policies: Bryon Fessler reiterated ballots are due by April 30, 2021 and counting will be conducted on May 1, 2021.
- c. Memorandum of Agreement CLRRR/CLWSA: Bryon Fessler reported attending the W&S meeting held this morning and the topic was discussed. The W&S Association apologized for not contacting R&R prior to today's meetings and sent over an email with some additional revisions. R&R will make the revisions and forward onto the attorney for final review. Based on discussions, R&R will dismantle the vaults and will place a total of three (3) portable restrooms, two (2) at Crystal Lake (east and west side) and one at Lower Lone Pine Lake. W&S will pump these portable restrooms every other week during the busy season and once a month during the winter months. R&R will supply and maintain the units. At this time, no more portable restrooms will be available as no outside vendor will pump the units and W&S will not pump any additional units other than the three stated above. Recommended managers from both associations collaborate to get the vaults dismantled.

- d. Request for Quotes (Fire Mitigation, Janitorial Service, Portable Restrooms, Chain Link Fence): Fire Mitigation was not released due to confusion whether the Greenbelt Management Committee was going to perform voluntary work reflected in the RFQ scope of work. Lala Jacoby will follow up with Greenbelt Committee Chair to obtain additional information. All other RFQ's were posted last week, no action thus far.
- e. Illegal and Unsafe Shooting near Crystal Lakes Subdivision: Bryon Fessler reported the joint project with the USFS (United States Forest Service) is scheduled with a couple of dates in mind in May. Date will be posted when narrowed down. The information postcard on how to report an illegal shooting for the 7, 9 and 14 filings is approved for mailing.
- f. Road Maintenance Map: Stella Anderson reported, the contracted roadwork still needs to be denoted on the map then the map will be ready to post on the website.
- g. Crystal Lakes Open Space Conservancy: No updates at this time
- h. FY2021-2022 Budget: Steve Dirmeyer reported the General Manager finished up the polished version to include in the Annual Mailing and figures are represented accurately. Slash Depot rates will change from \$5.00 to \$4.00 per cubic yard in the attempt to break even and marginalize any profit. Board would like to thank the General Manager for a successful burn this year.
- i. Counting Committee and Charter: Bryon Fessler presented the draft of the charter however some revision requests from the committee chairperson were presented after the fact. Bryon Fessler will update the charter with the reasonable revisions, spelling etc. and the charter will be ready for implementation.

***Moved by Lala Jacoby and seconded by Steve Dirmeyer to accept the Counting Committee Charter with the reasonable revisions by the Committee Chairperson. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to appoint Harold "Alex" Alexander, Terri Meadows and Natalie Rickel to the Counting Committee. Motion carried unanimously.***

- j. Annual Mailing and Ballot:

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to adopt the FY 2021-2022 Budget and release to the membership as part of the 2021 Annual Meeting Notice to be mailed to property owners on April 23, 2021. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to approve the 2021 official ballot for the election of two (2) candidates to the CLRRRA Board of Directors and release the ballot as part of the 2021 Annual Meeting Notice. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to approve the 2021 Annual Meeting Notice. Motion carried unanimously.***

- k. Contracts (Code4 Security, Altitude Law): Code4 contract not received to date. A meeting was held with owner Chris, CEO's Steve Sanchez and Travis Hooten to discuss expectations. Also

discussed was two (2) unarmed patrol persons versus one (1) armed. It was agreed by all, this would be a better option for Crystal Lakes.

The Altitude Law contract has been received but should reflect the 2021 – 2022 fiscal year.

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to accept the Altitude Community Law Legal Services agreement for 2021 – 2022 for retainer services and benefits package at a yearly fee of \$2,400. Motion carried unanimously.***

I. Ad Hoc Committee to Review Snowstorm Response:

***Moved by Lala Jacoby and seconded by Steve Dirmeyer to appoint Chip Walters, Rachel Ownbey and Tom Bongiovanni to the Ad Hoc Review Snowstorm Response Committee. Motion carried unanimously.***

VIII. **New Business:**

- a. Snow Plowing Invoices: Going forward agreements for contractors for snowplowing will be drafted by September 30<sup>th</sup> of every year.

The invoice submitted after the fact by Gary Weigel was not part of the verbal agreement with the General Manager. The General Manager provided a text message supporting the agreement that Gary Weigel would only plow for the Association the Sunday and Monday after the storm. This was per a request from the contractor himself. General Manager made it clear to Gary Weigel that he was no longer on the Association's payroll. The invoice dated 3/26/2021 was for services outside of the dates of the verbal agreement.

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to ratify the General Manager's decision to pay Goodell Machinery and Construction for snowplowing invoice #20326 dated 3/25/2021 in the amount of \$11,100.00. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to ratify the General Manager's decision to pay Red Feather Excavating for snowplowing invoice #417 dated 3/17/2021 in the amount of \$2,400.00. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to pay Gary Weigel for snowplowing for an invoice dated 3/25/2021 in the amount of \$350.00. Motion failed 2/2 with Bryon Fessler and Lala Jacoby voting NO.***

- b. Annual Meeting Preparation: It is traditional to have a luncheon before the Annual Meeting with elected candidates and current board members to talk over the current state of the Board. Manager also joins in the luncheon. Registration will begin at 1:00 pm and meeting will begin at 2:00 pm. For the property owner education, Bill Twinem and Don Simpson, Co-Chairpersons for the Safety & Compliance Committee will be approached to conduct the presentation. Committee Chairs will also be asked to present a fiscal year-end update on each committee.
- c. Video Conferencing Equipment: The Architectural Control Committee continues to have issues with the current Zoom setup. Board meetings seem to run well however, audio quality is poor and equipment wires are a tripping hazard. Geek Squad with Best Buy will be coming up to evaluate

both the Wapiti Room and Lower-Level Conference Room for recommendations on a good system both audio and video for the areas. Hopes are to have a new system in place by the Annual Meeting.

**IX. Executive Session:**

***Moved by Steve Dirmeyer and second by Lala Jacoby to enter Executive Session to discuss Legal Matters and the Volunteer of the Year @ 2:38 pm. Motion carried unanimously.***

***Moved by Cheryl Poage and seconded by Lala Jacoby to adjourn from Executive Session at 3:12 pm. Motion carried unanimously.***

**X. Adjournment:**

***Moved by Cheryl Poage and seconded by Lala Jacoby to adjourn the meeting at 3:13 pm. Motion carried unanimously.***

Tabled Items:

- Selder's Causeway Culvert Replacement Project
- Bathroom Refurbishment Project
- Request to Maintain ERRRA Roads

*Next CLRRRA Board Meeting: May 15, 2021 at 10:00 a. m.*

*Respectfully submitted by Maria "Stella" Anderson*

*Approval Signature* \_\_\_\_\_