



# 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

Saturday August 21, 2021, 10:00 a.m.

### I. Call to Order:

Meeting called to order on August 21, 2021, at 10:00 a.m. in the Crystal Lakes Wapiti Room chaired by President Lala Jacoby. The meeting commenced with the appointment of Mark Julian to the Board of Directors due to the departure of Tom Bongiovanni.

*Moved by Cheryl Poage and seconded by Steve Dirmeyer to approve the appointment of Mark Julian to the CLRRRA Board of Directors. Motion carried unanimously.*

<b>Directors Present:</b>	President	Lala Jacoby
	Vice-President	Cheryl Poage
	Treasurer	Steve Dirmeyer
	Secretary	Patrice Diem
	Member at Large	TBD

<b>Others Present:</b>	General Manager	Maria “Stella” Anderson
	Administrative Assistant	Jen Lansing

**Property Owners in Attendance: Sixteen (16)**

### II. Approval of Agenda:

Lala Jacoby requested the reallocation of the President’s and the Fishing Board Reports before the property owner forum. Due to the change in the Fishing Policy made last month, the BOD would like the opportunity to rescind the motion as soon as possible.

*Moved by Steve Dirmeyer and seconded by Mark Julian to approve the amended August agenda with the reallocation of the President’s and Fishing Board Reports before the property owner forum. Motion carried unanimously.*

### III. Officer Reports (President Report Only):

a. President Report: Lala Jacoby welcomed Mark Julian to the Board of Directors. Requested a motion to rescind the transfer of Fishing benefits made at the July meeting. Would like further investigations into the matter.

*Moved by Steve Dirmeyer and seconded by Patrice Diem to rescind the Motion made at the July meeting: Moved by Tom Bongiovanni and seconded by Cheryl Poage to amend the Fishing Policy to state fishing benefits are not transferable. Until further investigations into the matter are conducted. Motion carried unanimously.*

Announced, will be stepping down from the office of the President, not a good fit for character. Would like to stay on the Board of Directors as the Member At Large if the rest of the members agree.

### IV. Other Reports (Committee Reports-Fishing Board Report Only):

*Fishing Board:* Lou Phillippe (12044), thanked Lala Jacoby for term as President. Thanked the BOD for the time and consideration given to the potential problem of the transfer of fishing benefits surrounding leases. Presented facts and clarity regarding the potential issue including the cost of fish to stock the lakes/ponds. An invite was extended to the membership for ideas on how to better handle the transfer of fishing benefits. When a property owner chooses to lease their property, all rights should be surrendered to the lessor, including vehicle stickers and the use of other services such as trash. Lala Jacoby assured the membership the intent is to make the best decision once a complete investigation is conducted.

V. **Property Owner Forum** (3 min. per person)

Janet Stellema (12146) thanked the BOD for rescinding the motion, an indication the BOD is listening to members. Provided a sample of a lease and will provide a letter to the BOD with concerns in the near future.

Todd Cook (06047) stated he has two (2) properties and leases one (1) of his properties to family so they can enjoy the area. Requested clarification why the Fishing started with a zero (0) balance at the beginning of the fiscal year, what happens to the money. Steve Dirmeyer replied the money is transferred to fishing reserves for habitat and dredging projects.

Steve Koeckeritz (07037A) thanked the fishing board, fishing adds value to properties. Provided historical knowledge, in the 1990's property owners with multiple lots were not assessed full dues on the second lot. During this time, property owners were not allowed to lease lots, later when R&R decided to allow the leasing of lots, then full assessments were charged on all lots. There is a benefit for transferring of fishing benefits both for the lessor and lessees. Supports a transfer fee, would make fishing whole and recover some costs.

Bob Chesnut (12140) as a former BOD and liaison to the Fishing Board, we cannot give away assets and fish are assets. There is only one (1) class of membership, creating different rules for lessors creates another class of members.

Deana Lehman (03074A) shared how she leased a property for their camper and eventually purchased.

Lala Jacoby read a letter from Jeffery Johnson (10065) expressed concerns with the thought of Lessors unable to assign fishing benefits to lessees.

IV. **Approval of Meeting Minutes:**

Due to the latency of the minutes, corrections/changes were made after the draft contained in the BOD packet. Lala Jacoby has reviewed the minutes and believes once changed/corrected are made to the minutes, they are ready for approval.

*Moved by Cheryl Poage and seconded by Patrice Diem to approve the July minutes with the changes/corrections presented after the fact. Motion carried unanimously. Steve Dirmeyer abstained.*

V. **Officer Reports:**

a. President Report: Presented before Property Owner Forum.

b. Vice President Report: No Report

c. Treasurer Report: Steve Dirmeyer stated the June financials will not be approved at this time.

*Moved by Steve Dirmeyer to accept the July 2021 financials and place on file for the auditor. Motion not carried due to lack of a seconded.*

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

*Moved by Steve Dirmeyer and seconded by Lala Jacoby to purchase a \$50,000 Triple A Mortgage Bond at a rate to be determined. Motion carried unanimously.*

*Moved by Steve Dirmeyer and seconded by Lala Jacoby, to purchase a 12 month CD at a cost of \$245,000 with the RBC Reserve account. Motion carried unanimously.*

A recommendation was made to change the name for GL Acct# 5315 from Special Road Projects to Special Road Work and Materials. Drop the amount from \$80,000 to \$15,000 and take the difference \$65,000 and assign to GL

Acct# 6412 Crystal Lakes Fire Mitigation. Discussion ensued, strong opposition from the GM and Patrice Diem. Patrice Diem reminded the BOD of the 2021 survey denoting roadways as the number one concern.

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to reduce the amount of funds available for #5315 Special Road Projects from \$80,000 in our current 2021/2022 budget to \$15,000 moving forward effective 8/21/2021 and change the name to Special Road Work and Materials. Motion carried 3-2. Lala Jacoby and Patrice Diem rendering a no vote.***

Property owner Dennis Seger (03006) stated I believe roads are a priority over mitigation. Survey that was done in 2021 denoted roadways were a priority to the membership.

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to add expense line item to current 2021/2022 budget #6412 Crystal Lakes Fire Mitigation and transfer \$65,000 from #5315 Special Road Work and Materials. Motion carried 3-2. Lala Jacoby and Patrice Diem rendering a no vote.***

Janet Stellema (12146A) stated when assessments increased a few years ago, roadways were flagged as a major priority. Roadways are a very important concern for most property owners.

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to create budget line item to the 2021/2022 budget, #8005 Mitigation Reserve Fund Transfer to be used to transfer Board approved funds for future projects. Motion carried 3-2. Lala Jacoby and Patrice Diem rendering a no vote.***

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to transfer funds from the Liabilities and Equity Special Road Project in the amount of \$37,027.17 to #6412 Crystal Lakes Fire Mitigation. Motion carried 3-2. Lala Jacoby and Mark Julian rendering a no vote.***

GM expressed concerns that this would limit the amount of material (bulk road base to be used for the year) for day-to-day operations.

***Moved by Steve Dirmeyer and seconded by Patrice Diem to approve a Bear Gulch Trail expense in the amount of \$849.48 to be allocated to #7570 Contingency. Motion carried unanimously.***

Janet Stellema (12146A) requested an explanation for the erection of the Association's gate. GM replied, a wider gate and angled differently was required for heavy equipment i.e., grader, loader etc. This for unknown maintenance in the future that may require heavy equipment. In addition, to avoid any damage that may be caused to the existing gate owned by the property owners. On the advice from legal counsel, a gate was erected by the Association.

d. Secretary Report: No Report

## **V. Other Reports:**

a. General Manager Report: Stella Anderson requested BOD approval to move forward with the purchase of the yearly road base needed for next season. Recommended the granite road base from Martin Marietta used 2 seasons past. The gray road base can still be seen on the roadways today.

***Moved by Lala Jacoby and seconded by Patrice Diem to purchase 2,600 tons of road base from Martin Marietta at the cost of \$77,090.00. Motion carried 4-1 with Steve Dirmeyer rendering a no vote.***

Discussions ensued surrounding the blade needed for the 2009 140M grader. A quote for a V-plow and a quote for the repairs of the existing straight angle blade were presented. The BOD requested an additional quote for a new angle blade. Topic to be discussed further during work session.

***Moved by Cheryl Poage and seconded by Steve Dirmeyer for the Jacoby family, on October 2, 2021 to rent the Community Center for a personal party event. Motion carried unanimously.***

b. Committee Reports:

ACC: Cheryl Poage, Board liaison, announced the passing of Bob McCoy, committee member, great loss for the community. Reported on a new land use code by Larimer County and will contact the county for clarification and how it will affect Crystal Lakes and the ACC.

***Moved by Cheryl Poage and seconded by Steve Dirmeyer to remove Jerry Davis as Chair of the ACC due to medical reasons. Motion carried unanimously.***

***Moved by Cheryl Poage and seconded by Steve Dirmeyer to appoint Sherry Griffin to the ACC as the new Chairperson for the committee. Motion carried unanimously.***

*Fishing Board:* Presented before Property Owner Forum.

*Greenbelt Management Committee:* Carmel Mawle (12037A) Chair, stated Evan Rau is the mitigation leader and has met with the Sheriff's Dept. regarding volunteers for mitigation projects. Mark Julian will contact the Sheriff's department regarding insurance concerns. Employees and families of the department have expressed interest in assisting. Mitigation efforts for filing 12 tract 1 and filing 15 are being discussed. Rachel Ownbey and Carmel Mawle will be organizing an event to maintain previously mitigated greenbelts.

***Moved by Lala Jacoby and seconded by Cheryl Poage to appoint Rachel Ownbey as Co-Chair for the Greenbelt Management Committee. Motion carried unanimously.***

*Policy & Docs:* Lala Jacoby, Committee Liaison reported next meeting topic of conversation will be the CCR's and the approach to be taken to amend and reinstate. Legal counsel provided a cost quote of \$500 for each amendment and approximately \$8,000 for entire document. Two mailings to the membership are being explored for the process.

***Moved by Lala Jacoby and seconded by Patrice Diem to appoint Dennis Seger to the Policy & Docs Committee. Motion carried unanimously.***

*Recreation Committee / Activity:* Lala Jacoby, Committee Liaison reported on the great turn out for the Hawaiian Luau with 70 members in attendance. Poker run was a huge success; next event Craft Fair/Crawl scheduled for September 5. September 17, Kelly McGuire, beach singer will be performing at the Community Center. All are welcome.

***Moved by Lala Jacoby and seconded by Cheryl Poage to accept Darla Piscioti's resignation from the Recreation Committee. The BOD thanked Darla Piscioti for her services. Motion carried unanimously.***

*Road Committee:* Steve Dirmeyer tendered his resignation as Liaison; Mark Julian will accept the position as Liaison.

*Safety & Compliance Committee:* Deana Lehman, Co-Chair reported the committee will be in force until the end of September, weather permitting. Preparing for a busy Labor Day weekend with the Craft Fair/Craft Crawl and Rummage Sale. Count clickers have been ordered to track the number of vehicles.

***Moved by Lala Jacoby and seconded by Steve Dirmeyer to accept the resignation of Bill Twinem, David and Patty Stokes from the Safety and Compliance Committee. Motion carried unanimously.***

c. Attorney Status Report: Report was reviewed. Account #'s 65581 and 64398 are at a stalemate as current attorney charges exceed the value of the properties. Current liens are in place for 6 years and will be reassessed every 6 months. Account #52272 requested a waiver for current interest of \$32.06, BOD denied request. Account #78641 requested a waiver for current interest of \$9.98, BOD denied request.

d. Violation Report: Report was reviewed. The majority of the violations were guests without permission forms/guest vehicle passes.

**VI. Unfinished Business:**

- a. Bear Gulch: No update. Subject will be removed from future agendas.
- b. Crystal Lakes Open Space Conservancy (501c3): Cheryl Poage explained the non-profit setup for the conservancy does not allow for the HOA to apply for grants. The intent of the conservancy was to allow for the application of grants.

***Moved by Lala Jacoby and seconded by Cheryl Poage to appoint Mark Julian to serve on the Conservancy to complete the total of three (3) Board members required. Motion carried unanimously.***

- c. Community Wildfire Protection Plan: Revisions were submitted by Cheryl Poage. Lala Jacoby conducted discussions with Water & Sewer on cost sharing, their portion \$13,690. Water and Sewer will discuss at their next meeting.

***Moved by Cheryl Poage and seconded by Mark Julian to accept the draft contract, version 1, dated 8/21/21 with Ember Alliance. Motion carried unanimously.***

- c. Review of Governing Documents: No update.
- d. Memorandum of Agreement CLRRA/CLWSA: No update.
- e. Selders Causeway Culvert Replacement Project: Project has been postponed until October 2022. Mark Julian has volunteered to be project manager and work with GM/Field Crew. Mark Julian and Cheryl Poage will draft RFQ.

**VII. New Business:**

- a. Purchasing Policy Revision: Postponed for discussion during work sessions.
- b. Request for Quote (RFQ) for Fire Mitigation: Current RFQ was reviewed, concerns expressed over the required criteria.

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to rescind the May 15, 2021. Motion:*** Moved by Bryon Fessler and seconded by Lala Jacoby to authorize Cheryl Poage to submit a grant from the Colorado State Forest Service for Filing 15 and a portion of Filing 12. Total grant cost of \$336,022, a 25% match (\$84,005.50) payable out of reserves and volunteer hours. In partnership with CLWSA for the tracks they own in Filing 15. ***Motion carried unanimously.***

- c. Repairs to the Exterior of Base Camp: A walk through will be conducted by Lala Jacoby and Donny Anderson (current staff-former Contractor) on the repairs needed. Based on the findings, an RFQ will be drafted.
- d. 2009 Grader Repairs:

***Moved by Steve Dirmeyer and seconded by Cheryl Poage to accept estimate #25465-1 from CAT and allocate to GL account #6431 in an amount not to exceed \$6,000. Motion carried unanimously.***

**VIII. Executive Session:**

***Moved by Lala Jacoby and seconded by Steve Dirmeyer to enter into Executive Session at 2:14 pm to discuss staffing issues. Motion carried unanimously.***

***Moved by Lala Jacoby and seconded by Cheryl Poage to adjourn from Executive Session at 2:54 pm. Motion carried unanimously.***

**IX. Adjournment:**

*Moved by Steve Dirmeyer and seconded by Mark Julian to adjourn the meeting at 2:55 pm. Motion carried unanimously.*

Tabled Items:

- Bathroom Refurbishment Project

*Next CLRRRA Board Meeting: September 18, 2021 (10:00 a.m.)*

Respectfully submitted by Jen Lansing, Maria “Stella” Anderson and Patrice Diem

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