



# Crystal Lakes Road and Recreation Association

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

## 2021 ANNUAL MEETING MINUTES

### I. Call to Order:

Meeting called to order on June 12, 2021, at 2:00 p.m. in the Crystal Lakes Wapiti Room by Interim President Lala Jacoby.

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

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

**Property Owners in Attendance:** thirty-seven (37)

### II. Pledge of Allegiance:

III. Proof of Notice: The Annual Meeting notice was sent by US mail on Friday, April 23, 2021. A total of 1,608 notices were mailed to the membership.

IV. Establish Quorum: Quorum requires 5% of the membership, 171 proxies have been received. Quorum has been satisfied.

### V. Approval of Minutes:

a. 2019 Annual Meeting Minutes:

***Moved by Trish McHugh (08093) and seconded by Kathy Dillon Durica (12078), to approve the 2019 Annual Meeting Minutes. Motion carried unanimously.***

b. 2020 Annual Meeting Minutes:

***Moved by Trish McHugh (08093) and seconded by Larry Wayne Daniel (11125), to approve the 2020 Annual Meeting Minutes. Motion carried unanimously.***

### Deviation of Agenda:

Greenbelt Management Committee and Conservancy  
Carmel Mawle Chair of the Greenbelt Management Committee invites members to join the committee. On Saturday, 6/19/2021 - at Base Camp – the committee will be doing a community mitigation on and around Base Camp, clearing deadwood and hauling slash to the slash pile. There is a need for two (2) more dump trailers. Please contact Steve Koeckeritz if you would like to volunteer or if you have trailers and trucks to help with the mitigation. Information regarding the mitigation day can be found in the Weekly View or call Stella Anderson for contact info. Hot dogs will be provided for lunch. Since the Cameron Peak Fire, the focus has been on fire safety and mitigation around the community. The committee has been learning about new state of the art mitigation techniques, using different ways of thinking about the forest and property owners can learn more about this on 6/19/2021. The committee will be using the community greenbelts as part of the pilot program and implementation the new techniques starting in Crystal Lakes.

### Crystal Lakes Open Space Conservancy

Cheryl Poage reported a new nonprofit is underway, The Crystal Lakes Open Space Conservancy. The Conservancy is a 501c3 and will be composed of board members, committee members and property owners. Cheryl Poage, Carmel Mawle and Steve Koeckeritz are on the initial incorporating Board of Directors. Crystal Lakes Open Space Conservancy's focus is to secure funding and help with stewardship and management of our open spaces in Crystal Lakes. Crystal Lakes Road & Recreation Association (CLRRA) cannot obtain federal grants thus the need for the Conservancy. The application to form the Conservancy was submitted to the IRS in March. The CLRRA applied for a grant through the Colorado State Forest Service designed for fire mitigation in the community. The Greenbelt Management Committee, CLRRA, the Conservancy and Crystal Lakes Water & Sewer Association have donated money for fire mitigation in filings twelve (12) and fifteen (15). The forest service cannot service this portion of the community due to the rough terrain, however considering the Cameron Peak Fire these two filings must be mitigated to prevent a forest fire overtaking the community. It should take 3 - 4 weeks to hear from the grant committee to see if approval has been granted.

### **VI. State of Association:**

Bryon Fessler held a Board of Directors retreat and included Stella Anderson the General Manager. The retreat, focused on the top three (3) areas of concern expressed by a community survey sent out to property owners: road maintenance, security and rule enforcement. Three (3) goals were created: Goal #1 - To enhance longstanding commitment to the protection of property values, community upkeep, and community activities. A special road project was completed on Mosquito Drive and the association will be installing a new fence around the trash compactor for security. The Articles of Incorporation and Bylaws were also completed. The Board of Directors approved the installation of WiFi at Base Camp for property owner use. A \$21,000 bid for the sale of the 2012 F250 Ford Pickup was approved and the sale was completed. Goal #2 - Improve communication and collaboration to our property owners. An official Nextdoor social media account was created, an attempt to implement quarterly town hall meetings with the property owners was cancelled due fire conditions. Monthly Board of Directors Newsletters were approved and Zoom meetings have been implemented for the monthly Board of Director Meetings. Goal #3 - To resolve long standing issues that affect our staff, Board of Directors, and property owners. A partnership has been established with the forest service, Larimer County, Larimer County Commissioners and outside stakeholders to temporarily close part of the national forest and areas bordering Crystal Lakes due to illegal shooting. Staff worked with the Larimer County Emergency Officials to issue credentials during the Cameron Peak Fire and an appreciation barbecue was held to for the Volunteer Firefighters and Special Duty Responders. CLRRA heavy equipment was offered and ready to go to help fight the fire upon request. Board of Directors re-instated the Safety & Compliance Committee to help discourage trespassers. The Association is strong and staffed with hardworking individuals and a Board of Directors that have accomplished many amazing things.

### **VII. Vice President Report:**

Lala Jacoby worked closely with Bryon Fessler this year as this was a learning year. Lala Jacoby resurrected the master calendar with the assistance of the rest of the Directors and General Manager. The master calendar assists in keeping tasks on track and provides reminders of important dates. The first Zoom meeting was last year's Annual Meeting, and all had to adapt quickly due to COVID 19. Lala Jacoby researched and recommended equipment for Zoom meetings to continue so all property owners could participate near and far. Good feedback has been received on the Board's efforts to be transparent. Lala Jacoby also worked with Commissioner Kefalas and the US Forest Service to successfully address the illegal shooting around filings 7,9,12. The Tiny Bob area where illegal camping was taking place was blocked off with boulders, a priority before the Memorial Day Weekend.

### **VIII. FY2021 - FY2022 Budget:**

Steve Dirmeyer had the accurate numbers to date through May 31<sup>st</sup>, 2021 for the first time in three years! All property owners should've received a copy of the proposed annual budget in the annual mailing for

the upcoming fiscal year of 2021 - 2022. There was no increase in association dues. The proposed 2021-2022 fiscal year budget does have some major increases in some areas and savings in others.

***Moved by Kathy Dillon Durica (12078) and seconded by Larry Wayne Daniel (11125) to accept the proposed 2021 – 2022 fiscal year budget as presented in the Annual Mailing and discussed during the Annual Meeting Treasurer’s report. Motion carried unanimously.***

Steve Dirmeyer reported some unexpected expenses came from the requirements due to COVID 19. Liability insurance and Workman’s Compensation Insurance increased greatly (15% industry-wide). Consolidation of lots has resulted in fewer assessment dues which also contribute to the loss of revenue. Currently there are 1,566 lots that pay annual association dues. It was also not a good year for equipment damages. Heavy equipment repairs had to be addressed and both boilers at Base Camp had to be replaced. In addition, a new pickup was purchased to replace the 2012 F250 Ford pickup that was sold. Stated a transfer from Alliance checking to ICS Operating Reserves in the amount of \$20,000 for repayment of borrowed funds was done in May. A transfer of \$50,000.00 from RBC reserves and will be used to purchase an AAA Government Mortgage Bond and place them into our Reserve Securities account. A transfer of \$245,000.00 from RBC Reserves to purchase a one-year CD at the current rate of interest.

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to accept the financials for the month of May 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 May 2021. Motion Carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to purchase a nine-month CD in the amount of \$100,000.00 from xx2158 Alliance checking at the current rate of interest. Motion carried unanimously.***

***Moved by Steve Dirmeyer and seconded by Lala Jacoby to purchase a six-month CD in the amount of \$100,000.00 from xx2158 Alliance checking at the current rate of interest. Motion carried unanimously.***

***Moved by Steve Dirmeyer to make a yearly reserve contribution from xx8801 and transfer to reserves in the amount of \$240,067.00. Motion carried unanimously.***

## **IX. Ballot Results:**

Lala Jacoby reported, a total of 400 votes were received for the Board of Director candidate election. Seventeen votes were not counted due to lack of signature, no lot and filing could be determined, or the vote was received after the due date. Tom Bongiovanni received 262 votes. Cheryl Poage received 239 votes and Patrice Diem received 220 votes.

***Moved by Cheryl Poage and seconded by Steve Dirmeyer to accept the election results. Tom Bongiovanni elected, and Cheryl Poage re-elected to the Board of Directors. Motion carried unanimously.***

## **Member at Large Report:**

Cheryl Poage reported the Association was awarded judgement regarding the Bear Gulch easement. The Association was directed by legal counsel to proceed immediately with erecting a new gate. A new gate is warranted due to the Association’s equipment needs for a larger area of access than the existing gate allows. The Association’s goal is to bring this situation to a close. Property Owners can access the trail, stay on the trail and not deviate from the trail. No OHV’s are allowed, only hiking, biking and equestrian use.

### **Committee Updates:**

#### a. Fire Pit Committee:

Richard Rowe, committee chair introduced members: Randy Peonio, Milo David, Marilyn David, Doug Beavers, Jim Narva, Bruce Schreiner, Kathy Schreiner and Jeanne Rowe.

Thanked the Board, previous Boards and most importantly Bob Chestnut for creating the Fire Pit Inspection program and processes. Believes everyone in Crystal Lakes knows and understands how important it is we all work together to protect our wonderful mountain community.

Thanked all property owners in Crystal Lakes who have fire pits and also the staff. Estimate 5% inspections were failed and 20%, property owners were asked to make some improvement to their pit or surrounding area.

During the month of May 2021, we have completed over 90 inspections. I expect that we will complete several hundred inspections before the summer is over. A very busy summer is anticipated as properties inspected four years ago are up for reinspection.

We do plan, when possible and appropriate, to encourage property owners to pursue fire mitigation assessments through the Crystal Lakes Volunteer Fire Department. The availability of that mitigation review was added to the fire pit inspection request form by the General Manager Stella Anderson who worked with Assistant Fire Chief Marian Kelly to promote the service.

#### b. Fishing:

Lou Philippe's report reflected the 2020-2021 fishing season was strange, record sales reported for guest revenue despite fires and evacuations. Many public waters were closed, so a record number of guests flocked to this area. The fishing derby and wounded veteran fishing program were not held, but both are scheduled for this year. Project planned, construction of a fish passage on the North Fork as part of the Selders Causeway culvert project. Thanked members for the excellent compliance with wearing visible badges and following the rules. Reminder to all, guests must have a valid, dated guest pass of some sort and violations by guests are assessed to property owners. Please use care in handling fish if released, fish now average \$7.50 each. Stocked 12,600 pounds of rainbow trout in the last fiscal years and plan to do the same if revenue continues. Entire budget is now funded by guest revenues, property owners have a wonderful resource which costs nothing. Enjoy it and protect it because there is nothing else like it in the country.

#### c. Greenbelt Management Committee:

Previously reported above deviation of the agenda.

#### d. Recreation Committee:

The Recreation Committee is comprised of two (2) subcommittees, Hospitality and Activity. Hospitality has ten (10) members to plan and organize events for the community, potlucks, social gatherings, Bingo, the Annual Craft Fair and other events. Events to bring members together to meet and socialize. The annual event calendar is produced and features local beauty by local photographers. Activity Group is a new group formed in 2020 to plan and organize event, hiking, snowshoeing, walking, running.

#### e. Architectural Control Committee:

Cheryl Poage will compare the Requirements to the Unified Covenants and make recommendations. The new 2022 Larimer County adoptions will also be reviewed and incorporated if required.

### **X. Owner Education:**

Deviated from agenda and addressed at the beginning of the meeting as Greenbelt Management Committee and Conservancy and Crystal Lakes Open Space Conservancy

### **XI. Outstanding Volunteer of the Year:**

Two outstanding volunteers, Bryon Fessler and Carmel Mawle are recognized. A wealth of

gratitude towards these two individuals. Bryon Fessler is moving this summer and will be missed. Bryon Fessler: served five years on the Board of Directors, worked with fourteen (14) different community association managers and five different office managers. Set up the point-of-sale system in the office and authorized numerous policies for both associations for compliance with the state laws.

Carmel Mawle serves as the Chair for the Greenbelt Management Committee: Instrumental in reviving the committee and organizing and soliciting for volunteers. Spent countless hours working with consultants for the betterment of our community.

**XII. Board of Director Candidate Election:**

Tom Bongiovanni was asked to join the seating with the existing Board. Another position opened up after the election and one seat remains on the Board. The Board has decided to fill the position with the next person on the ballot and Patrice Diem was notified about the vacancy.

*Moved by Lala Jacoby and seconded by Steve Dirmeyer to accept the following appointments: President Lala Jacoby, Vice President Cheryl Poage, Treasurer Steve Dirmeyer and Member at Large Tom Bongiovanni. Motion carried unanimously.*

*Moved by Lala Jacoby and seconded by Cheryl Poage to appoint Patrice Diem as Secretary on the Board of Directors. Motion carried unanimously.*

**XIII. Property Owner Forum:**

Kathy Dillon (12078) asked if the Bear Gulch Easement will be open for OHV's and if non-members of Crystal Lakes are allowed to come in and use the Bear Gulch Easement. Cheryl Poage answered OHV's are not allowed at this time and access would be discussed later and property owners will be updated.

Larry Wayne Daniel (11125) Stated they have two membership badges and two additional guest with member passes have been purchased for their family. Inquired if the limit is three (3) for everyone or three (3) per fishing pass. Stella Anderson replied each member badge and a guest with member pass must share the bag limit, a total of six (6) fish for the entire party. Cheryl Poage inquired what happens when a property owner has to leave guest fishing with guest with member passes to use the restroom. Stella Anderson advised to have guests pull fishing poles from the water and wait until the property owner returns as they are fishing with guest with member passes but member is not on site.

**XIV. Adjournment:**

*Moved by Larry Daniel (11125) and seconded by Richard Rowe (06024) to adjourn the Annual Meeting at 3:41 pm. Motion carried unanimously.*