

2014 QCPOA Annual Meeting July 3, 2014

Total Properties represented at the Annual Meeting = 144

76 properties represented by members in attendance.

68 properties represented by ballots and proxies.

Board Members Present:

Terry Davis – President

Spencer Nicholl – Vice President/ Fire Protection and Safety Chair

Don McKinney – Treasurer

Kitty Councilman – Secretary

Bruce Councilman – Roads Chair

Dave Denison – Architectural/Pre-Construction Chair

Lucinda Lull – Records Administrator/Member Liaison

Non-Board Members Present:

Bruce Rea – Cattle/Fences Chair

Nancy Hand – Quartzite

Ken Blackwelder – Dumpsters/Trash Service

Absent:

Henry Kahaneck – Water and Springs Chair

Ethel Coffman – QCPOA website

Rick Coffman – Dumpsters/Trash Service Alternate

1:03 pm Meeting was called to order by President Terry Davis with a Welcome to all, and then followed by the Pledge of Allegiance. Terry announced that the old wooden road signs on display could be had for a \$5.00 donation as long as they were not put back on the roads. After reading the meeting agenda, Terry introduced the Board of Directors. Two board positions are up for election this year. Current members who will not be seeking re-election are Bruce Councilman and Spencer Nicholl. Terry thanked Bruce and Spencer for the service to the association.

Approval of 2013 Minutes: Motion made by Mitch Cheek to accept minutes. Motion seconded by Bruce Councilman. Motion passed by unanimous approval.

Fire Safety Report – Spencer Nicholl: Reminded everyone that the Fire Danger is Moderate at this time but could change. Update on fire mitigation – currently about 121 acres have been completed including North Pond Road, Fossil View, Highline Drive, Grasshopper, and private claims. There is FREE Firewood on Fossil View! For information/updates on grants go online to www.cowildfire.org and click on Grants. The CWPP (Community Wildfire Protection Plan) meeting will be held today at 3:00 pm immediately following our meeting. Please attend as this will give us a better look at our region and identify specific problems.

Please support your local Fire Departments. (At this time the hat was passed and an additional \$415.25 was collected for donation to the Pitkin and Ohio City Fire Departments.) Spencer gave a reminder to obey the 20 MPH Speed Limit in QCP. **Discussion:** Comments on the dangers as well as the road damage from speeding. Terry added that 10 of 11 property owners on Fossil View approved the extra thinning. Trees removed were less than 8 inches in diameter. Another reminder of the CWPP meeting today. The field work is to be done this summer and completion by January 31, 2015. You have to sign up to have your property looked at and to get a fire rating. The \$11,000.00 cost of this project will be covered completely by the grant.

Roads Report- Bruce Councilman: Bruce thanked everyone for their help over the past 3 years – especially Terry! Fossil View: 10 owners allowed extra thinning. Arnie, our roads contractor, is working on the road and is more than 50% completed. **Discussion:** comments/questions concerning road blockage. Arnie moves for traffic whenever possible and he should be substantially done in the next week or so. **Discussion:** comments/questions concerning snowplowing, the parking lot at the entrance/long term parking. Arnie did some plowing to be able to start work sooner but typically no snow removal is done. Terry reminded everyone that the parking lot is private property and the association has no control. The County plows it as a courtesy. Bruce continued with work planned for 2014: Tailings will be laid down on Fossil View. Armstrong was graded and Arnie will haul tailings and spread on Armstrong as well. He was unable to install a culvert on Armstrong due to the electric line in the middle of the road. He will use slightly oversized tailings to allow water to run through. These will be completed this year. Sorry for the delay in grading the Roundabout Loop intersection – Arnie will try to get there to smooth the road. Still have some touch up grading to do. The Roads Budget is approx. \$44,000 and it is almost gone for this year. **Discussion:** Thank you to Bruce for all he's done. Discussion of options to keep dust down on roads i.e.; Soy Soap Stock or Mag. Chloride – \$3,000 to \$5,000 per mile – Both expensive options the current budget does not allow. Bruce continued with the upcoming installation of 21 CDOT approved street signs and the need for volunteers. Signup sheets available – signs to be installed all over the mountain along with two Boundary signs along Hall's Gulch Road. After installation we're looking for comments on the Boundary signs before ordering more for the other entry/exit areas. Volunteers will meet at the entrance on Monday, July 7th at 1:00 pm and at the 4-way intersection on Tuesday, July 8th at 9:00 am.

Bruce then stated the need to widen and improve the current condition of the 3.6 miles of Charlie's Challenge, especially the lower portion which will always be 4Wheel Drive. Question

by Bruce: "How many access their property from Charlie's?" 7 present. Letters were sent in March to the 61 owners (76 properties) affected. Out of 61 owners only 13 responded as of 7/2/14: 10 were in favor, 2 had concerns, 1 said No to the proposed work on Charlie's, which provides the main access for the many property owners on the northeast portion of QCP. It will be expensive to do the work. Bruce and Terry marked the trees – on average 10 ft. either side to get material to do the road and may even need to move the road over a little in a few places. Trees were marked to be able to have contractors bid on the job. Have not received any bids yet. Cost may be \$150,000 (for roadwork alone) to do the 3.6 miles due to a lot of unknowns. WCCC (Western Colorado Conservation Corps) bid but we are back and forth due to the high price. **Discussion:** Questions and comments about the difficulty of doing the work, the cost, ROW, emergency access, Forest Service roads, being a responsible owner, how much the roads have improved over the years, and last year's Owner Priorities Survey which had maintaining Major Public Access roads the #2 priority. Bruce said that QCP is one of the worst 3 subdivisions in Gunnison County per CWPP and added that the metal scraps along the roads will be picked up by Donovan Moss. Any Questions? Thank you very much!

Terry: Handed out the Road Survey and said that we've had mostly good response about the road signs. We took down approx. 4 old wooden signs to every new one put up which decreases the number of signs. Sustainability of roads is important, i.e. Charlie's Challenge. We were too conservative on Grasshopper – too many trees left on the downhill side. North Pond Road, Highline Drive, and Fossil View are easier to maintain. We will be conservative on Charlie's in respect to the trees.

Water and Springs Report – Terry Davis: 4 out of the 5 developed springs tested good this year. Western Star developed a new spring above the collection tank and is seeping into the tank. The water being collected in the holding tank has not been tested as it is most likely contaminated. A new riser will be installed and sealed later this summer to prevent surface water from entering and contaminating the spring water collected in the holding tank. Pitkin View and CP3 are getting new black tanks this year – the clear tanks allow algae to grow and contaminate the water in the holding tank. The pond at CP3 for the Fire Dept. is leaking and will be filled back in. The old, clear tanks will be set up near the road and used as a fire suppression water supply by the Fire Departments should it ever be needed. We tried last year painting the tanks but it didn't work – the paint peeled off. If you drive by a spring loading station and see water running out of the fill line or overflowing the holding tank, the water is not being wasted. Since we cannot stop a springs flow the water only bypasses our holding tank and the excess flow goes back into the stream where it originally would have gone had we not developed the spring. This is the case at the Armstrong Spring. Please leave the Fill Valve 2 turns open to allow some of the excess flow to keep the fill line clean.

Architectural/Pre-Construction Report – Dave Denison: The Road Impact Fee of \$1000 is for New septic permits and Single Family Residence Permits (required if occupied regardless whether "Permitted" or not). The fee goes toward maintenance/road repair of damage caused by added construction trucks on the roads. Call Dave or email with any questions. QCPOA requires all County regulations to be met. 10X12 one story structures are for storage only and

don't meet County regulations for residences. A Road Impact Fee is required if used as residential. Right Of Way (ROW) is 60' for public access roads (30' from centerline of existing road) and 40 ft. right-of-way on private access roads. The county requires an additional 25 ft. setback (55' from centerline for public access roads & 45' from centerline for private access roads). No structures are permitted within the right of way. Culverts may be required by the Association and a driveway permit or waiver is required by the county. If a culvert is needed, the Association requires a minimum of 12" diameter. Contact Roads Chair &/or Dave to see if one is needed. You must make an application to the QCPOA Board in writing and receive Board approval before working on any roads. Dave and Roads Chair will look at it. The dumpsters are for QCPOA Household trash only. Construction trash is prohibited in, on, or around the dumpsters. The owner or contractor must dispose of construction trash at the County dump or Gunnison City dump (accepts trees, no regular trash). The City dump is usually cheaper. Call Dave for directions. If County regulations/requirements conflict with Association requirements – the county always wins.

Treasurer's Report – Don McKinney: In answer to questions about late fees charged for delinquent payments – the State of Colorado requires HOAs to have a collection policy that contains a 6 month payment plan option (offered one time only) and the fee helps cover the cost of the paperwork that is required as well as the mailings. In 2014 one lien has been filed and we have 3 properties currently in foreclosure. In 2013 we had one foreclosure that took 6 months. We get back our dues & attorney's fees after the sale. The fee is \$25.50 or a percentage. **Discussion:** checks taking a long time to clear, time frame for payments, legality of policy. Terry pointed out that everything we did with the Collection Policy was due to Colorado State Regulations. Any other questions? None.

Terry: The Pond Reserve Fund for future date to dredge out is in certificates of deposit totaling approx. \$42,000. Current annual payment to fund is \$5,000.

Approval of 2015 Proposed Budget: Motion made by Lawana Langston to approve 2015 Budget. Motion seconded by Mitch Cheek. Motion passed to accept 2015 budget with 1 opposed.

Fish Donations – Terry: We had a tremendous response with \$1600 in donations last year. We stocked the pond this year with 365 lbs. or 400-425 fish. Can we do it again this year to ease the budget? The following have pledged donations: Dave Denison \$100, Sue Rogers \$100, Bruce Rea \$100, John Hart \$100, Kathy Holder \$100, Linda Robichau \$100, Del Fischer \$100, Jeannine Barlow \$100, Randy Wills \$100, Mitch Cheek \$20, Don McKinney \$100 and Ken Asbury \$500. Thanks to you and your families for your generous support!

Dave Denison reminded everyone that we encourage catch & release and follow the 3 fish limit. In the spirit of fairness, please obey the limit and put them back if you aren't going to use them.

Records Administrator/Member Liaison – Lucinda Lull: Please let us know if you change your address!! Residence and/or email. The Board and Lucinda's email addresses are listed on the website. Also please put back any orange sideline/T-posts if you are hiding them. They

mark the property lines. Please mark your property corners if you know them! Road workers don't know where they are.

Cattle Report – Bruce Rea: Bruce had cattle on his property that came from Taylor Park. The owners worked fast to remove them. There are No Cattle scheduled to graze in Gold Creek and no problems are perceived. Let Bruce know if you see any cattle!

Quartzite –Nancy Hand: Nancy Hand publishes the Quartzite. Information is also available on the QCPOA website www.pitkincolorado.com/QCPOA/index.htm and "President's Update". Please let Nancy know about any new or updated email addresses since the Winter Quartzite is sent via email. Also let her know if you want anything put in the Quartzite.

Terry added a Thank you to Ethel Coffman who maintains our website and spends a lot of time getting it up-to-date. Our Face Book page is helpful with spring road conditions.

Dumpsters/Trash Service – Ken Blackwelder: We sent out the combo this January but the trash company changed the locks. We are only getting 3 dumpsters this summer – treat them with loving care – No Construction Trash! Terry added that Golden Eagle put their own locks on 2 dumpsters with a number combo. The 3rd one has our old "VERDE" locks. At this time, we have no other options for trash removal. **Discussion:** Comments on recycles, breaking down boxes, & take it home.

Vote Requested on Change of By-Laws to update the list of current Association committees: Motion made by Len Rott to approve change to By-Laws. Motion seconded by Rick Moyer. Motion passed with no opposition.

Vote Requested on Election of 2 Board Members – Terry asked for any other nominations and received none. Motion to close nominations made by Lucinda Lull. Motion seconded by Rick Moyer. Both elected with no opposition. – Please welcome our 2 new board members: Lawana Langston and Steve Frazier.

Terry: Still working on the Terrible Mtn. Road/Halls Gulch / 3rd St. County claims no responsibility for this road. He presented the proposal for the ATV/OHV/Snowmobile trail from road. **Discussion:** Terry encouraged everyone to attend the Pitkin Town Mtg. on Tuesday, July 7th at 7 pm & email Steve Pinkston at pitkinthumperguy@msn.com to show support for this proposal. The County will pay for it!! Board will elect new officers at our Board meeting on Sunday, July 6, 2014. A Work Day will be Monday, July 7th at 1:00 pm to install new road signs and a 2nd work day is scheduled for Tuesday, July 8, 2013 at 9:00 am to finish up any signs not completed on Monday. **Expect the Unexpected:** You never know what will come along.

Donations: Thank You!! Fish, Roads, Ponds, Time – everyone that comes out are volunteers and we need some younger owners. You heal quicker! Without volunteers we would have to pay someone to do the work. Bruce Councilman said that we only pay \$170 per property per year for Water, Roads, dumpsters, etc. and what a bargain they are! Terry reminded everyone that you don't have to be on the Board to be a committee chair – we can always use the help. A brand new 5X8 storage shed was donated by Britt & Debbie Scarborough and has been moved to the Association property.

Any new business? None. Questions? None. Please return your surveys to the back table. The results are attached below and will be posted on our website.

Motion to adjourn made by Dave Denison. Motion seconded by Mitch Cheek.

Meeting adjourned at 3:04 pm by President Terry Davis. Minutes recorded by Kitty Councilman, Secretary

Roadwork Priority Survey

Ranked in numerical order of top favored options. The **lower** the points, the better. Also ranked in order of most 1st & 2nd place votes.

1. 144 pts & 29 1st& 2nd place votes

Improve and maintain **lower Grasshopper Road (.8 mile) from the Chicago Park Road intersection up to No Name Loading Station** for emergency vehicles access, owners egress, and increased fire safety (utilizing matching grant money when possible). Includes tree removal, some tree thinning, road widening, grading, road base material.

2. 153 pts & 28 1st& 2nd place votes

Improve and maintain **upper Grasshopper Road (.9 mile) from No Name Loading Station up Gilmore Spring at the beginning of the Chicago Park Meadow** for emergency vehicles access, owners egress, and increased fire safety (utilizing matching grant money when possible). Includes tree removal, some tree thinning, road widening, grading, road base material.

3. 153 pts. & 26-1st & 2nd place votes

Improve and maintain **ALL of Chicago Park Road (4.0 miles- beginning at the entrance up to the 4-way intersection)** for emergency vehicles access, owners egress, and increased fire safety (utilizing matching grant money when possible). Includes tree removal, some tree thinning, road widening, grading, road base material.

4. **222 pts. & 11 1st& 2nd place votes**

Improve and maintain the **lesser used Public Access Roads** (Cemetery Rd, Geneva Loop, Maggie Rd, Roundabout Loop, Silver Bluff Tr, Star Pointer, Hall's Gulch/Terrible Mt.). Includes tree removal, road widening, grading, and some road base material.

5. **235 pts. & 9-1st & 2nd place votes**

Improve and maintain **ALL of Charlie's Challenge Road (3.6 miles)** for emergency vehicles access, owners egress, and increased fire safety (utilizing matching grant money when possible). Includes tree removal, some tree thinning, road widening, grading, road base material.

6. **283 pts. & 3 1st& 2nd place votes**

Improve and maintain the **Private Access Roads** (the smaller secondary roads). Includes some tree removal, widening in areas, and grading.

Roadwork Comments

Responders

If Grasshopper (from the entrance up to the 4 way) isn't widened, how will responders reach the upper part of the mountain? Why aren't we doing it?

Against Road Work

- Leave the roads alone! Let's go back to the way it was when we bought our property! If you want wide roads go somewhere else!!!!
- No more improvement. Just minimal (necessary) maintenance on major roads.

Charlie's Challenge

We aren't a part of Charlie's challenge but I am concerned about emergency access if and when there is a wild fire. (gave Charlie's a 2)