

QCPOA Board Meeting – Friday, June 20, 2014

6:00pm Meeting called to order by President Terry Davis.

Present: **Terry Davis**, President

Spencer Nicholl, Vice-President/Fire Protection and Safety Chair

Kitty Councilman, Secretary

Bruce Councilman, Roads Chair

Henry Kahanek, Water and Springs Chair (non-board member)

Dave Denison, Architectural/Pre-Construction Chair

Lucinda Lull, Records Administrator/Member Liaison

Absent: **Don McKinney**, Treasurer

Guests: **Lawana Langston, Rick Coffman, Steve Frasier, and Sharry Kahanek**

Committee Reports;

1. Roads report – Bruce: Arnie started work on Fossil View June 15th at Royal Road & the Forest Service Road. He will be pulled temporarily from Fossil View to work on Armstrong Road to crown & grade before the Annual meeting on July 3rd. Fossil View is the big project to finish this year. A short section of upper Roundabout Loop will be graded. Armstrong is already paid for & just needs to be completed. Tailings are to be hauled for Fossil View and for Armstrong (from Charlie's Challenge to Armstrong loading station). This leaves approx. \$2000.00 in the road budget. New road signs have been received (Thank you Spencer for taking delivery). We have 2 signs for Entering and Leaving QCP. Discussion on placement of the 2 special signs: possibly on Terrible Mountain Road and maybe on Highline. More will be ordered if these work out since there are 7 exits/entries to the property. More discussion on sign placement & appearance. Lawana requested 2 of the red STOP Private Property signs & will pay for them for use on her driveway. Discussion on the grading of Armstrong concerning ditches, crown, water bar, etc. All the trees on Charlie's Challenge (3.6 miles) have been marked by Terry & Bruce with help from Gary Bandy. The estimate to complete the road work on Charlie's is \$125k - \$150k. Tree cutting will be 8 to 9 acres with an average of 10 ft. on both sides of the road. Terry & Bruce met with Western Colorado Conservation Corps to get estimate to do the cutting on Charlie's & Silver Bluff. We have \$18k in the budget for tree removal this year. Discussion on possibly getting a loan to complete Charlie's all at once instead of over 4 or 5 years with a budget of \$40k to \$42k per year. Henry suggested a special assessment. Private investors are another possible option. More discussion. Also whether to start at the top, middle, bottom.

Motion by Terry for Bruce to ask for bids/prices to complete Charlie's Challenge as a 1 year project & a 5 year project. Seconded by Lucinda & Spencer. All in favor - Motion passed.

2. Springs Update – Henry: Started 3rd week of May. **Armstrong** – Green slim at first with first and second samples having bacteria. Sample from the small faucet passed. Loosened pipes & cleaned. Fill hose seems to be the place where the algae are coming from. Replaced with fire hose. Water retested & passed. **Gilmore** – Drain line on tank broke and is not supposed to drip and may need new fittings. Water test passed on the first try. Fill station small hose connection leaks & may need replacement. **Western Star** – The tank is not sealed which allows smaller spring to infiltrate. Work needs to be done on the tank and shouldn't cost more than \$200 but it's not in this year's budget. Work to be done approved by Terry. Discussion if an uphill septic tank will be/is a factor. The tank distance was approved by the County – shouldn't be an issue. **Pitkin View** – Has algae in the tank. Water tested fine and the tank will be replaced this year. Holders and Ives will be notified prior to work being done. **CP3** – Good flow. Last year's work may have fixed the problem. The spring box appears to be working. The pond may need to be filled in. The valve at the bottom of the tank is broken. Water tested fine. The spring box at **Roundabout Loop** is not adequate & should be moved then developed for use. Water is currently not potable. Discussion concerning owners not wanting additional spring construction. **Work to be done on springs in 2014: CP3 and Pitkin View** – Tanks will be replaced. Six to eight weeks to get new tanks. We would need to pick up in Canyon City. Price \$977 + \$45 freight for a black 1500 gal tank. Price is not known at this time if ordered out of Grand Junction. Will wait to replace CP3 collection box until later and wait on work to be done on Western Star. All collection systems on all the springs will need to be redone in the future. Henry will ask for help when he needs it. Currently, Scott Linenbroker has been helping Henry as a volunteer. Thank you, Scott!

3. Architectural report/10X12's – Dave: Has sent letters of approval for the county to people starting new projects. Checks with the President concerning required road fees and the Roads Chair on the need for culverts. Will make and keep a current list of work being done and any fees collected. Terry will email the up-to-date information that he has to Dave. Discussion on fees/permits for 10X12 structures and whether the Board has or should have a policy to report these structures to the County and go after the owners for impact fees, culverts, etc. If we have a policy, we need follow up in definite time period. The Architectural Chair will check out anything of concern. Board will email any questions/answers to any concerns.

Motion by Kitty for Dave to research any new/recent structures, going forward, and report any that are in violation of QCPOA Policies or Covenants to the County. Seconded by Spencer. All Approved – Motion passed.

4. Treasurer's report – Terry: (handout showing Pond Reserve total \$41,883.15 as of 06/19/14. All CDs are at GB&T and are laddered over a 3 year period maturing in June). We're over-budget for postage due to the last Quartzite mailing. Nancy has been paying and not charging QCPOA so going forward she will be reimbursed, as long as she agrees.

Approval received to pay gas stipend of \$50 per month (4 summer months) to the President, Roads Chair, and Water/Springs Chair. Kitty will email Jo to issue checks to Terry, Bruce, & Henry for June.

5. Dumpsters – Alternatives-Ken/Rick: Rick Coffman is helping Ken with the dumpsters. Golden Eagle changed the locks/combos and the size of the dumpsters without our input. We can't use our locks and the current combo is the last 4 digits of their phone number. Discussion on if the dumpsters are worth it and any options. Rick will look into other trash companies and their services/prices to Pitkin.

6. Fish – Terry reported that 365 lbs. & approx. 400 to 425 fish were delivered to the pond. The cost was \$1600 including a \$100 delivery fee. The cost was covered by the donations received last summer from QCP Owners. Thank you!

7. Cattle report – Terry: No Gold Creek cattle will be here this summer. That doesn't mean we won't see any. If any cattle are seen, call our Cattle Chair, Bruce Rea (303) 941-2858.

8. Tax ID#/Fed tax return – Terry: QCPOA's tax id is invalid and a new one was issued. Our 2013 Fed. Income and Colorado Income forms will be done by an accountant. Past years will be dealt with if requested by the IRS to bring us up-to-date. Going forward our bookkeeper, Jo Darcy, will do them.

9. Fossil View thinning project: Terry reported that the tree crew finished the Fossil View tree project on time & on budget! Cost \$25,000 (QCPOA \$6,250 paid at start. Balance due \$18,750) QCPOA will be reimbursed in 2 weeks from WRWC (West Region Wildfire Council).

Motion by Kitty to have Jo issue a check for \$18,750 to Western Colorado Conservation Corps. Seconded by Spencer. All approved – Motion passed.

10. CWPP residential owner meeting/Gunnison Times: (handouts – newspaper article on QCPOA & letter from WRWC). A WRWC grant of \$11,000 will pay for “a comprehensive assessment of our subdivision's specific vulnerabilities & a recommendation of actions to mitigate those risks”. QCPOA and WRWC will host a public meeting July 3rd at 3:00 pm immediately following our Annual meeting. To sign up for an assessment: call or email Ben Brack (719-588-9888 or wrc.brack@gmail.com). Lilia Falk, the current director of WRWC will be leaving for Alaska.

11. ATV Trail update/Town Council Mtg. July 8 – Terry/Rick: (information handout) Thanks to Rick for getting us started with this ATV trail! Gunnison County will build a trail for us from QCP to the city limit at no charge to us. It will cross a short piece of the cemetery property and the Cemetery Board voted “No” to the trail unless the county paves State Street which is not a county road. The town council has the authority to overrule the Cemetery Board's vote and either approve or deny the granting of the easement needed to build the OHV/ATV trail. Owners should attend the Pitkin Town Meeting on July 8th at 7 pm at the Town Hall to show

support for this project. This trail will be a benefit to us & the town. Henry suggested we have a petition at the Annual meeting. Discussion. Spread the word!

12. Terrible Mountain Road update – Terry: Terrible Mtn. Rd. (east side behind town up past Heffner's) is a county road but county will not take responsibility. Ron Blue feels he has evidence that it is a county road. No progress so far. It isn't a Forest Service road but they have a FS sign posted.

13. Policy on winter/snow road plowing – Terry: Our previous unwritten policy on snow plowing has been "NO". We should have a written policy. Discussion.

Motion by Dave for policy to read "No Snowplowing Allowed from Fall through April 1st and Snowplowing from April 1st Through May 15th Allowed Only with Permission from QCPOA Board of Directors." Seconded by Bruce. All in favor – Motion passed.

14. Consolidation of email lists: Terry reported that Jo has provided property and email address lists which Judy Davis (Thank you) has consolidated. Don't send new/corrected email addresses to Nancy – send these to Jo only. Always use "BCC" when sending emails to large numbers of people.

15. Annual meeting-date/time/setup/format – Terry: Annual meeting Thursday, July 3rd from 1:00 pm to 3:00 pm. We need volunteers to come early and help set up. All Chairs will present their own reports. Ben Brach will speak on Forest Health. Discussion on donations received for the Fire Depts.

Motion made by Kitty to split the Fire Department donations received at the annual meeting as follows: Pitkin FD 50% and Ohio City FD 50%. Seconded by Dave. All in favor – Motion passed.

- Next QCPOA Board meeting will be Sunday, July 6th at 6:00 pm. Location to be determined.
- Work Days to install new road signs will be two ½ days: Monday, July 7th at 1:00 pm and Tuesday, July 8th at 9:00 am.

Meeting adjourned by President Terry Davis at 8:47 pm.

Minutes recorded by Secretary, Kitty Councilman.