

QCPOA Board Meeting – Friday, June 12, 2015

Meeting called to order by President Terry Davis 5:36 pm.

Present: **Terry Davis**, President

Lawana Langston, Vice-President/President-Elect and Roads Chair

Kitty Councilman, Secretary

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

Dave Denison, Architectural/Pre-Construction Chair

Steve Frazier, Fire and Safety Chair

Absent: **Don McKinney**, Treasurer

Lucinda Lull, Records Administrator/Member Liaison

Guests: **Sharry Kahanek** and **Judy Davis**

Committee Reports;

1. Roads report – Lawana: Arnie started work on Lower Chicago Park Road removing trees last fall and started widening this spring. He is about one month behind because of the rains. The road is drivable but still needs a lot of work. He is cutting the uphill side and using the materials to build up the downhill side. Will wait to spread tailings this fall.

The filling-in of the mine shaft/sink hole had been completed as of this afternoon. Arnie will be widening the new hairpin turn at that area when sinkhole work is completed.

Plans for the summer include spreading 12 to 15 loads of tailings/gravel in different areas (i.e. finish Fossil View at the USFS/Royal Rd intersection, Upper Chicago Park Rd near Schott's, Fossil View and Paleozoic #5 (QCPOA) property entrance to name a few. Water bars are okay but the potholes need to be addressed. Talked to Sam with USFS about possible grant to help with the cost of chipping the slash/logs on roadside. He will discuss this at the Annual meeting. Will see if Arnie can crest about .03 mile on Charlie's (near Smith's) and widen to fix this part. Arnie put in a culvert at Jayne's driveway on lower CPR to help with runoff but more culverts will be put in. Discussion about possible grading on Grasshopper to help potholes, improving Hall's Gulch Rd/Terrible Mt Road by Heftner's, culvert for new driveway on CPR, and putting 4WD sign back up at entrance.

2. Signs/ATV Trail – Terry: Sousease sign on CPR has been reset. Bruce Councilman will order Exit/Entry signs for installation in three exit/entry areas to QCP. Discussion about new ATV/OHV trail built by Gunnison County and whether to have exit/entrance signs and a small fence installed at entrance/exit of trail. Lawana will ask Marlene Crosby, Public Works, if they already have plans to put up signs.

Motion by Lawana for Kitty to write a Thank You letter to Marlene Crosby & the 3 County Commissioners for the ATV trail. Seconded by Steve. Motion passed unanimously.

3. Domain Fee – Terry: The Domain fee for our QCPOA website is costing Ethel Coffman \$15 per month. She will turn over the rights to QCPOA. Discussion.

Motion by Steve to obtain the domain rights and to pay the monthly fee. Seconded by Kitty. Motion passed unanimously.

4. Impact Fees/Fees Paid – Dave: Discussion held concerning *Policy #2010-4 Regarding Policy and Procedure For A Construction/Road Use Fee For Residential Building Permits.* Requests to deviate from policy may be treated differently so to be consistent and fair discussion to remove Board's ability to deviate from policy. Wording changed to remove Board discretion in section 4. Discussion to change *#3 Procedure.* Changes made are: *Addition to an existing Single Family Residence, construction of a Garage, Guest Cottage, or Studio - \$500. Any other structure not listed above that requires a building permit - \$250 (includes a storage building beyond one 120 sq. foot storage building of one story, for non-residential use).* Policy will apply to ALL members of QCPOA.

Motion by Dave to accept changes to fee policy. Seconded by Kitty. Motion passed unanimously. Kitty will write up the changes and send to Terry for signature.

More discussion about fees for portable buildings/structures (the county does require permits). Also reviewed a request from Charles Hall for a partial refund of his paid impact fee.

Motion by Steve to deny fee refund. Seconded by Lawana. Motion passed unanimously.

5. Colorado Department of Public Health & Environment/Boil Order – Terry: Discussion of CDPHE concerning their findings that QCPOA is considered a PWS (Public Water System) and their requirements for QCPOA to disinfect and treat the water. Discussed options and possible costs as well as the current boil order and the re-posting/hand delivery of the order every two weeks. More discussion about owners' water rights. Brad Switzer, our water attorney, will be researching info/options. An Administrative Hearing may take about 30 hours in attorney time. We need to start doing things immediately per the letter from CDPHE.

Motion by Kitty to apply for an Administrative Hearing to reverse the PWS status. Seconded by Lawana. Motion passed unanimously.

Discussion on funding for the hearing as well as installation of treatment plants. A special assessment may be needed but at this time the Board agreed that at a threshold of \$8000 the assessment will be done if needed. This will apply to every member property and will be binding. The CD maturing 06/19/2015 will be redeemed at maturity by the Treasurer and transferred to the association savings account at this time. We will also delay the annual deposit to the pond fund until a resolution to the PWS is determined.

Motion by Lawana to set threshold for costs at \$8000. Seconded by Dave. All Board members are in agreement. Motion passed.

6. Springs Report – Henry: Matt Buchanan has volunteered to shadow Henry and take over general maintenance on the springs as the new Water and Springs Chair (non-board member). Going forward, the Pitkin View tank will be changed. The two old tanks will be installed at CP3 and Western Star to be used for/by the Fire Departments.

7. Annual meeting-date/time/setup/format/Board candidates – Terry: Annual meeting Friday, July 3rd from 2:00 pm to 4:00 pm. Lawana reminded everyone that the Ice Cream Social will start at 1:00 pm. We need to be there by 12:30 pm to help set up. All Chairs will present their own reports: Lilia & Sophia (WRWC) & Sam (USFS) & Steve will speak on fire mitigation and the Community Wildfire Protection Plan (CWPP) for QCP, Lawana on roads, Henry on continuing improvement on springs for Fire Dept. access, Don will give Treasurer's report, and Terry will speak on the current water situation. Donations received for the Fire Departments will be split **Pitkin FD 50% & Ohio City FD 50%**. Two Board members will need to be elected. At this time Lucinda Lull and Gary Bandy are running for these positions.

Next QCPOA Board meeting will be Monday, July 6th at 5:30 pm. The meeting will be held at Steve Frazier's cabin.

- Work Days – Sunday, July 5th at 1:00 pm and Monday, July 6th at 9:00 am. Possible projects to include: buck rail fence at ATV trail, trash removal from Association Shed property, and installation of entry/exit signs if received in time.

Additional business:

Lawana requested payment to Arnie for \$3,500. Approved by Steve, Kitty, Terry, and Dave. Terry will go online to send payment since Jo Darcy (bookkeeper) is in the hospital.

Dave requested permission to put 2 to 3 loads of gravel on Highland Chief Way. Approval by Roads Chair – Lawana.

Meeting adjourned by President, Terry Davis at 8:42 pm.

Minutes recorded by Secretary, Kitty Councilman.