

Quartz Creek Property Owners Association Board Meeting
June 8, 2018 at 4:00 PM
Lawana Langston Cabin

1. **Call to Order.** Board President Lawana Langston called the meeting to order at 4:00 p.m. Board members Dave Denison, Steve Frazier, and Colt Maule were present. Other Owners present were Henry and Sharry Kahanek, John Hart, and Jim and Becka Jahelka. Guests present were Rand Makowski and Jerry and Jeanette Martinez and their friend. Board members absent were Gary Bandy and Lucinda Lull. In the absence of the Secretary, Sharry Kahanek was asked to take minutes.

2. **Appointment to Fill Board Vacancy (seat formerly held by Terry Davis).** A motion was made by Steve Frazier to appoint Henry Kahanek to fill the vacant board position until its term is ended. The motion was seconded and passed with no opposition.

3. **Appointment of Committee Chairs.** Lawana Langston made the recommendation to appoint Ted Hand as Roads Chair, as a non-board member position; Steve Frazier as Treasurer; and Henry Kahanek as Water Committee Co-Chair. Dave Denison made a motion to affirm the President's recommendations. The motion passed with no opposition.

4. **Tree Thinning and Removal.** Through Rand Makowski's property, a non-QCP property, the Grasshopper Road easement is 30 ft. and through the rest of QCP, the easement is 60 ft. Mr. Makowski stated that he would not grant permission for QCPOA to thin trees through his property. Colt Maule reported that in a discussion he just had with the Forest Service, it was suggested that the priority should be for QCPOA to maintain the roadwork that was done previously on Grasshopper Road and not engage in

any additional road widening projects this year. A motion was made by Dave Denison to remove the stumps left behind from the past road widening projects and not do additional thinning this year. The motion was seconded and passed with no opposition, with Colt Maule abstaining. Steve Frazier, Colt Maule, and Ted Hand will identify the areas for stump removal.

5. Report on Water Treatment Plant Project and Construction.

Henry Kahanek reported that the water pipeline had been run from the Armstrong Spring to the future loading station area. GCEA has installed the transformer adjacent to the building site. All roads are now open. He is waiting on the permit from the county so that the building construction can begin. On a recommendation from the engineer, a motion was made by Steve Frazier to change the building siding from rusted metal to green painted metal, as a cost savings. The motion was seconded and passed with no opposition.

6. Consider Voluntary Membership Request from Jerry and

Jeanette Martinez. The Martinez property is located off Cemetery Road and not in QCP. They would like to join QCPOA. It was stressed that water rights belong to the property owners in QCP. Allowing outside properties to join voluntarily will require that they pay dues, special assessments, and any other fee requirements of QCP property owners in order to use QCPOA services. A motion was made by Dave Denison to approve their request temporarily, allowing them to use QCPOA services, with them paying prorated dues and the \$450 special assessment. The motion was seconded and passed with no opposition. The board will work on a policy for voluntary membership for outside properties.

7. Other Business. Dave Denison made the motion to pay the invoice for \$2728 to Williams Engineering for services performed. The motion was seconded and all approved.

Steve Frazier, Ted Hand, and Henry Kahanek will discuss roadwork on Chicago Park Road with All Weather Earthworks, since they currently have equipment on site (in conjunction with the water treatment plant pipeline work) that is capable of accomplishing the task.

John Hart reported that cellular or satellite internet service would be needed at the water treatment plant. He expects to have a solution by the time it is needed.

The annual meeting of QCPOA is scheduled for Sunday, July 1, 2018. The ice cream social is at 1:00 p.m., with the meeting following from 1:30 – 4:30 p.m.

8. Meeting adjourned at 6:00 p.m.