

QCPOA ANNUAL MEETING

July 5, 2019

Introduction

Dave Denison (Vice-President) called the meeting to order at approximately 1:30 p.m. Lawana Langston (President) was not present at this meeting due to a recent surgery and necessary recovery time.

Agenda Items

1. Wildfire Education. Colt Maule (Fire/Safety Chair) introduced mitigation specialists from the West Region Wildfire and Education Council: Mike Tarantino, Brian Maillett, and Malcomb. These gentlemen discussed fire mitigation procedures which are currently being undertaken for this summer on Chicago Park, Soulesea, and Star Pointer. In addition, they noted that the Quartz Creek community has been taking proactive steps in the past years to develop a wildfire protection plan. This plan can be found at the West Region Wildfire Council's website: www.cowildfire.org/quartz_creek. Many parcels in Quartz Creek are rated at a "very high" or "extreme" rating, which are the highest risk ratings. The discussions and slide presentations centered around a recent grant funding to complete an additional private land fuel break in the Quartz Creek area that will tie in with the U.S. Forest Service's fuel break. With this grant, there are no match requirements from property owners. The Wildfire Council has contacted many property owners for consent to participate in the program, but are still waiting to hear from some. Brian Maillett can be contacted about this project at 970-615-7300, or by email: wrwc.brian@gmail.com.
2. Records Report. Lucinda Lull (Records Administrator/Member Liaison) discussed the necessity for updates from members if anyone has changed their email or mailing address, and the importance of up-to-date recordkeeping.
3. Fire Safety/Chipping Report. Colt Maule discussed the QCPOA curbside chipping program, also offered free of charge to QCPOA residents. The deadline to register is August 18, 2019; registration and further information such as wood pile guidelines, etc. can be found at: www.cowildfire.org/chipping. This year, the chips will be broadcast back upon property owners' land. Brian Maillett also mentioned that, while these wood chips are still considered fuel sources for wildfires, this redistribution onto the land is much safer being a horizontal, rather than a vertical, fuel.
4. Construction Report. Steve Frazier (Architectural/Pre-Construction Chair) discussed the necessity of the QCPOA construction/road use impact fee, as well as mandatory driveway permits and culvert requirements. Further information as to mandatory fees for the commencement of construction and other requirements can be found at the QCPOA website (www.qcpoa.org/2015-before-you-build-in-qcp/before-you-build/).
5. Financial Report. Steve Frazier gave a brief discussion of the current balance sheet for QCPOA (copies were made available at the meeting). The report will be modified to add the QCPOA Water Treatment Plant, and to show the future taxes assessments.
6. Roads Report. Ted Hand (Roads Chair) discussed the hiring of Kyle Robbins of All-Weather Earthworks, a contractor from the Gunnison area, to begin working on several of the roadways. Grasshopper Road up to the four-way intersection with Chicago Park Road are to be the initial project areas. They are going to replace the red rock base with 1.5" minus grey road base material, and work

towards replacing existing and damaged galvanized metal culverts with ABS culverts. The use of ABS is less costly than galvanized, and they will also increase the size of some of these culverts to enable better water flow through them. They will also be retaining the concrete culverts which will need to be cleaned using high-pressure water flushes. The timing of this work is expected to begin the end of July, 2019/first part of August, 2019, and be completed by the end of October, 2019. Mr. Hand told the group that he does not consider himself a “tree hugger” but rather as a conservationist, and that he will work towards minimal impact to the tree-lined roadways. During this report from Mr. Hand, several members had questions and comments, as follows:

- a. Loren Bauman asked to be recognized. Mr. Hand acknowledged his request. Mr. Bauman stated that his property is located at 378 Lower Armstrong Gulch Rd. He states that, for several years, he has been unable to get fire protective services or propane services to his property due to the low-lying branches along Lower Armstrong Gulch Road, and believes that the QCPOA roads budget should include improvements of this section of the road. Mr. Hand asked that Mr. Bauman contact him following the meeting so they could discuss the issues that are facing Mr. Bauman.
 - b. Ted Hand stated he was aware of some deep ruts recently made in the road at the Jennie G #3 and #4 properties, and that he would be investigating the damages.
 - c. Johnny Mills asked to be recognized. Mr. Mills states that there is a large section of damage from runoff near the intersection of Armstrong and Chicago Park, and that remediation of that would help immensely. Mr. Hand stated that he was aware of that particular place of damage and that he would re-visit it with the road construction crew.
 - d. Peter Briggs asked to be recognized. He states that there is a very large tree which has toppled near Treasure No. 1, and that it limits access to his property. Mr. Hand discussed options for removal, including hiring Colt Maule’s company “Pitkin Fellers” who may be able to assist in removal. Dave Denison briefly took the stand and reminded all property owners that volunteers are the people who clean up downed trees and other tasks on QCPOA properties, and that all property owners are encouraged to contribute towards any cleanup of their properties and be helpful with those of others.
7. Water Treatment Plant Report. Dave Denison and Henry KahaneK (Water Chair) discussed the newly-completed QCPOA Water Treatment Plant. Mr. KahaneK explained in great detail what was involved in the initial steps, including, but not limited to, obtaining all necessary permits, easements, engineering reports, and then the actual trenching, construction and general logistics of getting the spring water from the Armstrong Spring to the new plant. The plan’s operational period, and also dependent on current weather conditions, is slated to be from May 15 through October 15 of each year. Mr. KahaneK explained that another requirement of the State is that there be a certified operator for plant operations. The Board hired Jack Barker of the Gunnison area as the certified operations manager. He also discussed the sophisticated control system which is maintained both from within and remotely from the plant. The general audience was asked for a questions/comments session:
- a. Nancy Hand asked what full-time residents would do for water. Mr. KahaneK explained that the Armstrong Spring is operational at all times, so winter residents may obtain water from that area during winter months. Mr. KahaneK mentioned that there has been some discussion to add a hose bib at the plant for winter use, but that this would be untreated, non-potable water. Colt Maule suggested that the water board members be mindful of the snow depths when considering adding a hose bib to the plant’s exterior structure.
 - b. There was some discussion as to the other springs in QCPOA. Mr. Denison advised that hoses have been removed from the fill stations at all QCPOA springs per the requirements of the State’s Water Division. A new valve box has been installed at No Name and CP3 loading

stations, equipped with a cam-lock fitting on the outlet connection. In order to obtain untreated water for non-domestic use, a hose kit which matches the fitting on the valve box will need to be obtained by the property owner. These kits are available at Fullmer's Ace Hardware Store in Gunnison, comprised of a male and female cam-lock fitting, two hose clamps, and a 12-foot length of 1.5" reinforced vinyl tubing, at a cost of approximately \$112, plus tax, for a 12-foot length of hose. Additional hose lengths are available from Fullmer's at an additional charge. Ted Hand then mentioned that these kits were also at www.firehosedirect.com which carried similar fittings, and the cost was approximately \$45.00 for a stainless kit, which was much less than that offered locally, so there are options for members to purchase their own kits.

- c. Keith Rogers then offered his congratulations on the successful installation of the treatment plant, and suggested that the water committee members be treated by the Association to a steak dinner.

Dave Denison then recognized the efforts of various QCPOA members who provided services to the Association in lieu of payment: John Srawley, Bob Casares, Ivan Mason, Paul Mason, Matt Buchanan, Ricky Hudson, Jim Jahelka, Colt Maule, Steve Frazier, John Hart, and Dave Denison. Mr. Denison pointed out the cost savings to the Association due to the volunteers' time and efforts. For example, Mr. Kahane did not assess a customary 20% contractor's fee (saving approximately \$40,000), and Mr. Hart did not charge for software programming and controls administration (saving approximately \$37,500).

Mr. Denison stated the hard costs incurred for the construction of the treatment plant totaled approximately \$206,706.00, and the special assessment fee collected from members totaled \$176,000. The excess was allocated to the plant from other Association budget items, and therefore the Association did not incur any additional debt due to the construction of the treatment plant. Mr. Denison also reminded the audience that the violation notices from the State of Colorado have been satisfied (the Association paid \$320 in fines), and that the \$750,000+ of impending fines had been lifted by the State of Colorado Water Division and the EPA. An unidentified female asked if there were going to be additional fees to the property owners, and Mr. Denison stated that there would not be any additional fees at this time.

Mr. Denison extended an invitation to all members to an "open house" at the treatment plant which would be conducted approximately 30 minutes following the conclusion of the meeting during which anyone interested could peek inside and members of the water committee would be present to answer specific operational questions.

Members wishing to obtain replacement water access cards can do so by contacting water committee members: (970-642-5656)

8. Cattle Report. There is no cattle chair currently, and members were asked for volunteers.
9. Dumpster Report. Bob Schott and Matt Buchanan, are the current co-chairmen for the Dumpster/Trash Committee. Mr. Buchanan is out of the area at this time. Mr. Schott reports that several large household appliances were placed in the dumpster last year which cost the Association a large sum of money. He reminded that property owners can take these items home for disposal or to the landfill, and that the dumpster is to be used only for small household bags of trash (no construction debris, furniture, electronics, etc.). Colt and Jessie Maule then notified the audience that there is a new recycling service located within the Town of Pitkin, although contact and program details were not available.
10. QCPOA Fishing Pond Report. Dave Denison discussed the QCPOA fishing pond. It was recently stocked with fresh trout, at a cost of approximately \$4.00 each. He reminded members that this is a

private fishing pond, for use exclusively by QCPOA members and their guests. Mr. Denison asked that the posted daily limit of three (3) per person and a “catch-and-release” method (if possible) be respected. There was discussion from the audience as to whether the Association could require some sort of QCPOA member identification sticker or other form of identification as a property owner could be considered. Years ago, QCPOA issued identification stickers for vehicles for this purpose. Mr. Denison stated that the Board could discuss this proposal at a subsequent Board Meeting since several property owners seemed to be very interested in pursuing this idea.

Ballot Items

In today’s meeting, there were three items presented for a vote to the QCPOA members:

1. Approval of minutes from the 2018 annual meeting

Dave Denison made a motion to approve the minutes, which was seconded by Steve Frazier.

There were 61 members present who voted in favor of approving the minutes; 56 members voted via proxy “For Approval” and 1 member who voted via proxy “Against Approval” of the minutes.

2. Election of two members to the Board of Directors

Dave Denison noted that there were currently two members nominated for positions on the Board of Directors, but that any member could be nominated via the “write-in” candidate option. A motion was made to close the nominations, which was seconded by Lester Kinsey.

There were 61 members present who voted in favor of the nomination of Dave Denison; 57 member votes via proxy were cast in favor of the nomination of Dave Denison.

There were 61 members present who voted in favor of nomination of Ted Hand; 55 member votes via proxy were cast in favor of the nomination of Ted Hand. There were 2 member votes via proxy for a write-in nomination of Matt Buchanan instead of Ted Hand.

Dave Denison reminded the members that they could submit suggestions for Board membership at any time prior to the annual meeting so that they could be included on the items presented for votes. Nancy Hand asked that those suggestions be submitted by May 1 so as to allow adequate time for submission on the website and related proxy forms.

3. Approval of the 2020 proposed budget

Steve Frazier made a motion to approve the budget, which was seconded by Lester Kinsey.

There were 61 members present who voted in favor of approving the budget as presented, 56 members voting via proxy who voted “For Approval,” and 1 member who voted via proxy “Against Approval” of the 2020 budget.

General Discussion and Announcements

Dave Denison reminded the members that volunteers for various QCPOA tasks were always appreciated, and that there are currently only about fifteen (15) volunteers out of the approximately 350 property owners. Currently, projects are listed as notices in the parking lot’s bulletin board and, then enough notice is provided, on the QCPOA website. A suggestion was made to send email reminders when a project was planned, so that

members could attend. Further suggestions were to announce on the QCPOA Facebook Group page and in the online version of The Quartzsite newsletter. Mr. Maule asked for volunteers to contact him concerning cleanup opportunities with some of his wood cutting projects, and that the added benefit was obtaining free firewood.

The QCPOA parking lot area was discussed. Mr. Denison reminded members that all parking was limited to a seven (7) day limit. The parking lot regulations are listed on the QCPOA website. Ann Rizer then requested that remaining snow machines and vehicles now be moved from the private parking area adjacent to their property. She stated that they are amenable to an extent during winter time to allowing parking there, but that as soon as snow was clear, these vehicles should be removed. A comment was made as to the enclosed trailer which has been illegally parked near the dumpster area for many months (throughout late fall, winter and is still parked there). Mr. Denison noted that the Board is aware of this situation and will be addressing it with the owner(s).

Nancy Hand asked that all submissions for The Quartzsite newsletter be submitted prior to May of each year.

Keith Rogers, a long-time friend of Ralph and Marilyn Jaynes, asked whether the Board would consider naming the ATV/UTV path (built from the parking lot area to the Town of Pitkin) in Ralph's honor and placing a sign on it. Dave Denison asked for a motion, which was then seconded, and asked whether any members would oppose such a sign. There were no "nay" votes. Sue Rogers stated that she could acquire the sign from Deb Heftner, at no charge to the Association.

Next Meeting

The next QCPOA Board meeting is scheduled for July 6, 2019, at 10:00 a.m., to be held at the residence of Dave and Judy Denison, 333 Highland Chief Way.

Dave Denison then made a motion to adjourn at 3:45 p.m., which was seconded by Steve Frazier. The motion was passed unanimously.