



QUARTZ CREEK  
PROPERTIES

# QUARTZITE

Quartz Creek Property Owners Association, Inc.  
Post Office Box 513, Gunnison, CO 81230  
Web site: [www.QCPOA.org](http://www.QCPOA.org)

Volume XLIII Number 1

June 2021

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## President's Corner

### ***HALLELUJAH! 2020 is over!***

I hope I never see another one of those! Despite the restrictions, lock downs, misinformation, relentless politics and sleazy politicians, inaccuracies, and downright lies in the news media and of course, the great toilet paper shortage, Pitkin still provided the serene getaway that continues to draw us to "the Mountain". (Gunnison County governing body notwithstanding- let's not forget their attitude toward us!).

At its August 2020 board meeting, the QCPOA Board of Directors adopted a new policy to provide maintenance to the "Private Access" roads in Quartz Creek Properties. In addition to our regular maintenance of the "Public Access roads (Chicago Park, Grasshopper, Highline, Charlie's Challenge, Fossil View, etc.) we will also do maintenance on the minor or local roads in QCP on a rotating basis, with the goal of limited maintenance on all of our roads on a five year rotation. A maximum of 20 percent of our annual road budget will be devoted each year to maintenance on one or more private access roads. This year, Maggie Road will be the project and will include grading, drainage repair and road base (gravel) where needed. We hope to complete the work in June. In the future we will select one or more private access roads for maintenance each year. These projects will be prioritized by existing road condition and project cost. Please note that "private access roads" do not include private driveways. Instead, they are the roads providing access from the main roads. If the road to your property is in need of repair, please contact Roads Chairman Ted Hand at (303)520-3054 or [thandjr@aol.com](mailto:thandjr@aol.com).

The parking lot at the main entrance to QCP is owned by QCPOA for the benefit of **ALL QCPOA members**. DO NOT park your trailers or vehicles in

the parking lot for more than seven consecutive days. Otherwise, you are depriving other owners of their right to park there. Increased enforcement of this rule will be applied this year and in the future. Enforcement means TOWING at owners expense. This is a harsh penalty, but persistent violators make this necessary. We are all paying for this facility, we should all be able to use it.

This year the dumpsters will be emptied weekly in order to avoid the overflow and inconvenience experienced last year. Please remember that no building materials, furniture or appliances are to be placed in (or around) the dumpsters. Also, the dumpsters are solely for the use of QCPOA members. If you see non-members using the dumpsters, please get their name or license number and call or send it to me. I will follow up with them.

As many of you may know, our good friend Kandi Nasso passed away earlier this year from complications with ALS. Kandi and husband Chris own and operate the Silver Plume General Store in Pitkin. Kandi was truly a friend to us all. Her friendly smile and wonderful personality brought sunshine to all she met. She and Chris always were first in line to support our mountain community with their enthusiasm, generosity, time and effort. Kandi will be

## **Annual Meeting of QCPOA**

To the members of Quartz Creek Property Owners Association, a Colorado Corporation:

This is notice that the annual meeting of the members of the corporation will be held on **Friday, July 2, 2021, from 1:30 pm to 4:00 pm at the Newcomb Community Center, 801 State Street, Pitkin, Colorado**, to elect directors to hold office, to vote on the budget for 2022 and to take action with respect to other matters that may properly come before the meeting.

**Come join us for an ice cream social at 1:00 pm prior to the meeting.**

Only members of record with all dues, fees and special assessments paid in full as of the commencement of the meeting will be entitled to vote at the meeting and any adjournment of the meeting.

Dated May 18, 2021



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sorely missed by her family and by all who were fortunate enough to have known her. Our prayers are with the Nasso family.

A copy of the Association information will be posted on the QCPOA web site this summer. Have a great summer and do not hesitate to call me if you have any problems or issues in Quartz Creek Properties.

**Dave Denison (214)957-3722**

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### 2020/2021 Board Members

- President, Dave Denison [dd43@verizon.net](mailto:dd43@verizon.net)
- Vice President, John Hart [jhart@acsj.com](mailto:jhart@acsj.com)
- Treasurer, Gavan Duemke [gduemke@gmail.com](mailto:gduemke@gmail.com)
- Secretary, Jo Buchanan [mjbuchanan64@gmail.com](mailto:mjbuchanan64@gmail.com)

### Board Member Committee Chairs

- Records Administrator/Member Liaison, Lucinda Lull [MavorKC@aol.com](mailto:MavorKC@aol.com)
- Fire Protection/Safety, Colt Maule [pitkinfellers@gmail.com](mailto:pitkinfellers@gmail.com)
- Architectural/Pre-Construction Chair, Vacant
- Water, Dave Denison [dd43@verizon.net](mailto:dd43@verizon.net)
- Roads Chair, Ted Hand [thandjr@aol.com](mailto:thandjr@aol.com)

### Non-Board Member Committee Chairs

- Quartzite, Editor/Publisher, Nancy Hand [QuartziteQCP@aol.com](mailto:QuartziteQCP@aol.com)
- Cattle Chair, Vacant
- Dumpsters/Trash Service, Bob Schott [rschott56@gmail.com](mailto:rschott56@gmail.com)
- Dumpsters/Trash Service, Matt Buchanan 970-581-7458  
Answering Machine
- QCPOA Web site, Becka Jahelka [bjahelka@cox.net](mailto:bjahelka@cox.net)
- Bookkeeper, Jo Darcy

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### Current Road Conditions

Since current conditions are changing rapidly, please check the Facebook Groups: "I Love Pitkin" and "QCPOA Pitkin Colorado" for the most up to date information.

### Roads Report

By Ted Hand, Roads Chair

Judging from the feedback I have had from a few stalwart folks who have spent time on the mountain this past winter, the roads seem to have survived quite well which is certainly great news when it comes to what we have to spend this year to maintain them. The maintenance/repair program will begin this May (depending on when our roads contractor and I can get up there to have a first-hand look at what needs to be done) and we have also put in place a new program of roads maintenance of which I would like you to be aware so please read on...

As we all know, last year we spent a ton of money on two of the main roads through the Properties - Chicago Park and Grasshopper - which pretty well ate up our roads budget for the year, but it was money well spent as the feedback I have received from many of the property owners are all positive. Our contractor, Kyle Robbins, has done an outstanding job of grading, surfacing, ditching, culvert installation and road base application in the two years we have been using him as our only approved roads contractor. This year, we expect to have the same quality of work from Kyle as we begin the 2021 QCP Roads Program.

What differs this year from what we have been doing in years past is that we're going to start addressing the secondary roads in the Properties this year starting with North Pond Road (placing a culvert and improving the slope and drainage), Porpenn Road (grading and graveling) and Maggie Road (grading, graveling where needed and placing a culvert where it intersects with Grasshopper Road) as well as expanding the turnaround area at the Water Treatment Plant so as to facilitate owners wishing to obtain their water there. Bronco View Lane, Royal Road, Roundabout Loop, Geneva Loop, Upper Highline Drive (where it leads out of the Properties), portions of Charlies Challenge Road and any other secondary/limited access roads will be addressed in a similar manner in following years. This way, funds permitting, we are able to at least do enough work on all QCP roads to make them more passable and allow our owners a bit more ease of access to their cabins. Another area of concern is where Silver Bluff Trail intersects Grasshopper Road at Highline Drive. As those of you who use Silver Bluff Trail already know, the water ditch is way too deep and steep



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resulting in vehicles dragging their undercarriages in the dirt as that sharp turn is made going up or down Silver Bluff Trail from Grasshopper Road or Highline Drive. We are evaluating placing a culvert there and improving the grade/slope of the intersection.

In pursuit of this new program, we will be spending 20% of the overall roads budget for CY 2021 on improving secondary roads. The rest of the budget (80%) will be spent on continuing maintenance of Chicago Park Road and Grasshopper. The speed at which work will be done will be dependent on the overall condition of the road and the material needed as the work commences.

We have also purchased a fire hydrant to be installed at the Gilmore Spring. Kyle will be taking care of the installation for us as well, as he works in the Properties this summer.

In closing, please continue to use four-wheel drive as much as possible when going up and down the mountain and be on the watch for Kyle and his crew as they begin working for us to make our road system as nice as possible for all of us to enjoy.

## Water Committee Report

By Dave Denison, Chair

On November 24, 2020, we received the Final Approval of the Armstrong Water Treatment Plant from the Colorado Department of Public Health & Environment. The Enforcement Order has been terminated and all violation penalties, which were being held in abeyance, have been rescinded by the State of Colorado.

The water plant was designed and built with the capacity to provide treated drinking and domestic use water for all Quartz Creek Properties at full build out – that is, cabins on all 393 properties in Quartz Creek. Although we are still “tweaking” the controls systems in the plant, the plant is operating well. Our goal is full automation of the plant in order to reduce operating costs to the optimal minimum. Thanks to John Hart and Henry Kahanek for their highly technical work and expertise on the controls systems, all voluntary!

If you lose or need additional key cards for the water plant, please call Dave Denison and cards will be provided (Quartz Creek Property Owners only).

The springs and loading stations, including Armstrong, No Name, Gilmore, CP3 and Western Star, will continue to be maintained for non-potable water supply.

**The springs/loading station managers are as follows:**

**Armstrong:** Henry Kahanek (512)426-8880

**No Name:** Steve Frazier (956)330-7821

**Gilmore:** Paul Fischer (620)285-5657

**CP3:** Steve Smith (936)596-6901

Lester Kinsey (830)220-1094

**Western Star:** Position vacant – **need volunteer**

To report any problems with the springs/loading stations, please call the appropriate manager listed above.

## Fire and Safety

By Colt Maule, Chair

Below average snowfall and a continuance of La Niña has caused much concern for fire potential in Colorado this upcoming summer. All across the West, homeowners and communities are filled with anxiety as they look at dry timber and brown hillsides that are usually white this time of year and the Quartz Creek Properties is no exception. Although Gunnison County had a few large snow accumulating storms roll through late in the winter season, the snowpack has still fallen below average.

Drought levels often serve as a good indicator for fires to come, and things are far worse in 2021 than they were in the build-up of 2020 which brought major fires across Colorado. In 2020 the highest drought indicator level was at D2 (Severe Drought), in 2021 we are expecting levels at D3/D4 (Extreme & Exceptional Drought) across much of the West and almost all of the Southwest, according to Rich Tinker, author of the U.S. Drought Monitor at the Climate Prediction Center. The areas of concern encompass the Four Corners states: Colorado, Arizona, Utah, and New Mexico. Every firefighter knows when you combine light snowpack, dry fuels, and higher than normal temperatures, you can expect a busier than normal fire season.



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So, as homeowners in the Quartz Creek Properties, what can we do? Be prepared! Wildfire mitigation is the act of preparing your mountain home and surrounding land to stand a better chance of surviving a wildfire sweeping through the area, as well as providing buffer zones for your neighbors and firefighter crews working in the area. Wildfire mitigation is something you can do yourself on your own time, or you can hire a local Wildfire Mitigation Specialist in the area to consult with and complete the work for you. This Spring Colorado Governor Jared Polis and state legislatures from both sides of the aisle released a series of bills aimed at wildfire mitigation, not just wildfire suppression. These wildfire mitigation bills allocate millions of dollars for forest health projects and grants for communities and individual homeowners to carry out their own hazard reduction projects. This means there is potential here to get funding or reimbursement for the work you carry out on your land, which is not only protecting your cabin but adding pieces to the puzzle and protecting the community as a whole.

Being prepared also means having a plan if and when a wildfire is in the Quartz Creek area. Know how to prepare your cabin for the imminent approach of a wildfire. Make sure you and your guests have an evacuation route planned for yourself and your precious belongings to get off the mountain and into a safe area.

In addition to being prepared for a wildfire, let us not be the cause of a wildfire. Pay attention to the weather, red flag warnings, and adhere to local fire restrictions as well as letting your visiting guests know that wildfire potential exists on the mountain and the same rules and regulations apply to them. Whether yours or a guests, make sure all quads, motorcycles, side x sides, chainsaws, and everything of the sort has a USFS approved spark arrestor. In addition, make sure to have some kind of spark arrestor on any chimney or wood fired stove pipe. Only have burn piles on days approved by local fire authorities and make sure you have a means of suppressing that fire if the wind picks up or the fire becomes larger than you expect. Let us keep our mountain sides green, please report any suspicious smoke in the area to local authorities, **BETTER SAFE THAN SORRY!!**

What are we doing as a community to prepare for local wildfires? We have had many fuels reduction

projects in the past creating more and more defensible space for our mountain community. In 2018 the Quartz Creek Home Owners Association was approached by West Region Wildfire Council and the Colorado State Forest Service with a large scale fuels reduction plan and a grant to pay for it all, no expense to the participating homeowners. All landowners in the fuels reduction scope of work area had a choice to participate or to not participate. In all, 18 landowners agreed to participate at no expense to them. Both West Region Wildfire Council and the Colorado State Forest Service had been marking trees and detailing the work area during the 2019/2020 summer season with the plan of soliciting bids in 2020 from large scale contractors. Unfortunately, with Covid-19 and a heavy fire season during the time they were showcasing the fuels reduction project, many contractors could not make it out to view and bid on the project. The current plan is to showcase the fuels reduction plan this spring as soon as the roads allow, select a contractor, and start the project early this fall or next summer. For any questions on this project, including how it will affect your commute to your cabin, please refer to Mike Tarantino @ (970)641-6852 or Courtney Haynes @ 970-615-7300 ext. 304.

### **Request For Updated Property Info**

*By Lucinda Lull, Member Liaison*

This year we would like to continue to make sure we are kept up on any ownership changes. This may be a sale, or you may have put your property into a Trust or LLC, all need to be reported to us because our records depend on it. Most owners do not bother because they think the county records will take care of it, but that is not always a true statement. It is much easier for you to email me, [MayorKC@aol.com](mailto:MayorKC@aol.com), with the information, or call me at 970-596-1042. It is such a HUGE help and we appreciate it greatly.

We would also like to be able to have a way to contact our members immediately should something come up that needs instant attention. Sort of a "constant contact" type of program I believe it is called. So if you would please, send us your email and a good phone number. Sometimes things happen on the mountain too, and if you are not there you may not be in the loop. We also post information on our web site at [www.qcpoa.org](http://www.qcpoa.org), but not everyone is affiliated with that site. We will not sell or distribute your



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information, it's only for association use, thank you.

Also, I have come across some green address signs that you may have paid for and never received. If you remember doing so, let me know what your address is and I will check my stash. There really are not many, but I would like to get them to the rightful owners. These are the green emergency, reflective signs that go at the entrance of your driveway.

If you have any questions, please do not hesitate to get in touch with me. Being the member liaison is why they keep me on the board!! :). Best wishes and I look forward to seeing you on the mountain.

Thank you, Lucinda Clauter-Lull, owner Paleozoic 2, 3 & 4 (along with my two brothers Dean and Bruce Clauter).

### Dumpster Report

The dumpster is to be used for household trash only. No building material or electronics are allowed. The lock combination has been changed this year. Property owners can obtain the new combination from the [QCPOA.org](http://QCPOA.org) web site.

### Classifieds

#### PITKIN FELLERS

Protect your mountain cabin from the threat of wildfires!

WE SPECIALIZE IN: FIRE MITIGATION, HAZARD TREE REMOVAL, CHIPPING & FIREWOOD.

Call or email for a free consultation:

970-901-9204

[pitkinfellers@gmail.com](mailto:pitkinfellers@gmail.com)

### Letter from the Editor

Each year we ask for project volunteers and donations from our generous members. Your donations beyond your annual dues are vital to the operation of our Association. If you or your family members enjoy fishing for trout in the community pond or if you would like to support our volunteer fire departments, we ask that you consider making a donation beyond your annual dues. Each and every donation and volunteer is appreciated and helps your board members to continue to maintain “our mountain” and protect the serene beauty we all enjoy! Thank you!

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**(Please detach and mail with check)**

#### DONATIONS TO QCPOA:

Road Improvements	\$ _____	Pond Reserve	\$ _____
Tailings for Roads	\$ _____	Stocking Fish Pond	\$ _____
General Fund	\$ _____	Other	\$ _____
Fire Departments (1/2 to Pitkin and 1/2 to Ohio City)			\$ _____

**TOTAL DONATION ENCLOSED** \$ \_\_\_\_\_

Please make checks payable to QCPOA and mail to:  
QCPOA  
PO Box 513  
Gunnison, CO 81230



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## 2022 PROPOSED BUDGET QCPOA

Income	
Dues (\$240 per property)	\$ 94,080.00
General Donations	\$ 1,500.00
Interest	\$ 650.00
Assessment-Lien & Foreclosure	\$ 2,300.00
Construction Impact Fee	\$ 500.00
<u>Specified Donations</u>	
Fish Pond Donations	\$ 1,800.00
Donations for FD	\$ 1,500.00
Roads	\$ 500.00
<u>Total Specified Donations</u>	\$ 3,800.00
<b>Total Income:</b>	<b>\$ 102,830.00</b>
<b>Gross Profit:</b>	<b>\$ 102,830.00</b>
<b>Expenses</b>	
Accounting	\$ 1,850.00
Tax Preparation	\$ 1,000.00
Bank Charges	\$ 60.00
Donations (PHCA & FD)	\$ 1,500.00
Trash	\$ 6,000.00
Insurance	\$ 2,700.00
Legal-General	\$ 500.00
Legal-Water Compliance	\$ 1,500.00
Supplies	\$ 100.00
Office Expenses	\$ 420.00
Postage	\$ 600.00
Cattle Fence	\$ 40.00
Stocking Pond	\$ 1,800.00
Signs (Springs and Roads)	\$ 250.00
Roads	\$ 50,960.00
Water Chlorination System	\$ 300.00
Tree Projects	\$ 250.00
Property Taxes	\$ 250.00
PWS* Annual Operating Cost	\$ 25,000.00
Reserve Fund	\$ 7,000.00
Contingency	\$ 1,000.00
<b>Total Expenses:</b>	<b>\$ 102,830.00</b>
<b>*Public Water System</b>	
<b>Net Income</b>	<b>\$ 0.00</b>

## Quartz Creek Property Owners Association

### Balance Sheet as of March 31, 2021

<b>ASSETS</b>	
Checking/Savings	
1050-Gunnison Bank & Trust	\$ 153,327.26
1060-Checking-Water Fund Checking	\$ 1,474.00
1061-Checking-MM	\$ 31,584.53
1071-GB&T-MM-289	\$ 255.05
1080-Reserv-Ponds & Springs	
1081-GB&T-CD-6559	\$ 15,993.70
1083-GB&T-CD-6560	\$ 18,314.74
1085-GB&T-CD-583	\$ 26,668.38
Total 1080-Reserve-Ponds & Springs	\$ 60,976.82
Total Checking/Savings	\$ 247,617.66
Accounts Receivable	
1200-Accts. Rec.-Dues Billed	\$ -5,802.24
Total Accounts Receivable	\$ -5,802.24
Total Current Assets	\$ 241,815.42
Fixed Assets	
1600-Chicago PK-Armstrong Spg System	\$ 64,176.87
1610-Paleozoic #5	\$ 6,877.30
1062-Water Treatment Plant	\$ 228,202.29
Total Fixed Assets	\$ 299,256.46
<b>TOTAL ASSETS</b>	<b>\$ 541,071.88</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2013-Reserve for Roads	\$ 94,000.00
2100-Reserve Fund-Ponds/Springs	\$ 44,812.53
2120-Reserve for Water Chlorination	\$ 9,000.00
Total Other Current Liabilities	\$ 147,812.53
Total Current Liabilities	\$ 147,812.53
Total Liabilities	\$ 147,812.53
Equity	
2990-Opening Balance Equity	\$ 42,236.47
2999-Retained Earnings	\$ 264,598.74
Net Income	\$ 86,424.14
Total Equity	\$ 393,259.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 541,071.88</b>



**Ballot Items for 2021 Annual Meeting of QCPOA**

1. Approval of minutes from 2020 annual meeting (minutes available for review online at [www.QCPOA.org](http://www.QCPOA.org))

**For Approval** \_\_\_\_\_ **Against Approval** \_\_\_\_\_

2. Election of three members to the Board of Directors. The positions are for a three-year term on the Board. Additional nominations will be accepted any time before and at the annual meeting.

**Vote for THREE: John Hart** \_\_\_\_\_

**Lucinda Lull** \_\_\_\_\_

**Colt Maule** \_\_\_\_\_

**Write In** \_\_\_\_\_

3. Approval of a budget for 2022

**Approval of 2022 Proposed Budget (see page 6)**

**For Approval** \_\_\_\_\_ **Against Approval** \_\_\_\_\_

Member's Name \_\_\_\_\_ (print or type)

Current Email Address \_\_\_\_\_ (print or type)

Member's QCP claim name/s \_\_\_\_\_ (print or type)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Signature)

(Date)



**NOTE: Please complete and return either this proxy or the ballot on the reverse side. DO NOT DO BOTH! If both are filled in, only the ballot will be valid.**

**Instructions:**

1. Fill in all blanks on the proxy **OR** the ballot.
2. If designating another member to vote your proxy, be **sure** that they will be attending the meeting in person.
3. Your signed proxy or ballot can be brought to the meeting by another person or can be sent in advance of the meeting (**must be received prior to start of meeting**) to:

QCPOA  
PO Box 513  
Gunnison, CO 81230

OR you may email your signed proxy or ballot to [dd43@verizon.net](mailto:dd43@verizon.net) prior to the meeting.

**Proxy for 2021 Annual Meeting of QCPOA**

The undersigned, being a member of Quartz Creek Property Owners Association, a Colorado nonprofit corporation, appoints:

Check one:

\_\_\_ another QCPOA member \_\_\_\_\_ **Who I know will be in attendance**  
(fill in name)

**OR**

\_\_\_ the Board of Directors

To be my lawful proxy and represent me at the annual meeting of the members of the corporation, and at any adjournment of the meeting, and to vote and act for me on any matter that may come before the meeting and take any other action which I would presumably take if present at the meeting.

Member's Name \_\_\_\_\_ (print or type)

Member's QCP claim name/s \_\_\_\_\_ (print or type)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)





## Obituary

We received some sad news that Kandy Nasso, the smiling face that greeted so many of us at the Silver Plume General Store passed away on March 5, 2021 after losing her hard fought battle with ALS.

Our heartfelt condolences go out to her husband, Chris; her son, Cory; daughter-in-law Stephanie and her beloved grandson, Westin.



Kandy Elizabeth Nasso was born Kandy Elizabeth Wieser in Pasadena, TX on October 6, 1957. She met her husband-to-be when they were in Kindergarten and Kandy and Chris graduated together from Deer Park High School in Deer Park, TX. On August 16, 1980, Kandy married her life-long sweetheart, Chris Nasso.

Kandy attended the University of Houston studying Pharmacy. After graduation she managed Deer Park Animal Hospital until 1988 when Chris and Kandy moved to Rosebud, TX. In Rosebud, Kandy was a stay-at-home Mom for five years until Cory went to Kindergarten. Joining the workforce again, Kandy worked at Rosebud-Lott Independent School District until moving on to the University of Texas Medical Branch (UTMB) in Marlin, TX working for the Texas Department of Criminal Justice (TDCJ).

In June of 2012 Kandy and Chris moved to Pitkin and purchased the Silver Plume General Store. Kandy became very involved in the community and was an active member of the Pitkin Historical and Community Association (PHCA) and served as a board member. She was a great ambassador for Pitkin and was instrumental in keeping us updated on Facebook regarding the Rosebud Fire in June of 2016, which was uncomfortably close to Pitkin and Quartz Creek Properties.

Kandy's hobbies included needlepoint, tatting, scrapbooking and knitting. Her love of family and Pitkin was ever present in everything she did.

A Celebration of Life will be held on Sunday, June 13, 2021 at 12:30 pm in front of the Silver Plume General Store with a lunch immediately following in the Newcomb Center. Please RSVP to [lindamcole@gmail.com](mailto:lindamcole@gmail.com). If you plan to attend, please bring your own chair and wear a Pitkin or Texas A&M shirt in honor of Kandy.