



QUARTZ CREEK PROPERTIES

QUARTZITE

Quartz Creek Property Owners Association, Inc.
Post Office Box 513, Gunnison, CO 81230
Web site: www.QCPOA.org

Volume XLV Number 1

May 2023

President's Corner

Howdy Folks!

Excitement abounds as many of us are getting ready to head for the mountains for another summer vacation in Quartz Creek / Pitkin, garden spot of the eastern western slope of the mid-Rockies greater Parlin / Tin Cup area, mecca for 4 wheelers and haters of same.

The Western Wildfire Council's fuel elimination project stalled a bit last summer due to delayed delivery of critical equipment for the project. Colt's Fire & Safety column gives more detail of the project status.

The Association's problems discussed by the QCPOA Vice-president at last year's Annual Meeting were addressed in the ensuing months and the Board of Directors formulated a plan which addresses all of the potential problems related to the original documents creating the QCPOA and its membership. This plan included and required amending and restating our deed covenants for Quartz Creek Properties Subdivision (the "Conditions"). The ballots addressing this amendment were mailed to each Owner with the Association Dues Statement in January and included an addressed and stamped envelope for return of the marked ballot and your dues payments. While we tried to make it as simple and easy as practical for each Owner to vote on the amendment, only 62 percent of Owners have returned their ballots. A report and election results will be presented at our

Annual Membership Meeting on July 3, 2023, at the Newcomb Center in Pitkin (see "Annual Meeting" and "Election" notices below)".

Our trash dumpsters and our fishing "pond" are both funded and maintained by your (property Owners) dues and donation dollars. These amenities are for the exclusive use of QCP Owners and their guests.

Notice

Conditions Amendment Election

The voting time for voting on the election to Amend and Restatement of QCP Conditions was extended by the Board of Directors to July 3, 2023, in order to allow greater participation by owners.

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 **Monday, July 3, 2023, 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 2024 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 25, 2023



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Both amenities have been increasingly used by non-Owners and unauthorized persons. It costs the Association approximately \$600 per load for the trash dumpster and \$5.30 per fish for the trout in the Pond. Unauthorized use of these facilities/amenities is tantamount to stealing! So next time you recognize an unauthorized person(s) putting trash in the dumpster or fishing in the pond, remember they are stealing from you. The Association has no policing powers but we can and will file trespass charges on the violators. This also includes abuse of our QCP roads.

Exciting things are happening with the Pitkin Hotel, which is now owned by QCPOA members, Bob and Pam Taylor. I asked Bob if they would provide a summary of their plans for the hotel for publishing in the Quartzite. That summary is included in this issue of the Quartzite.

In the future, any member of QCPOA is welcome to send comments on items of interest to the Association Members (including your complaints).

Have a great summer and always feel free to visit Judy and me at our cabin at 333 Highland Chief Way.

Dave Denison

2022/2023 Board Members

President, Dave Denison	dd43@verizon.net
Vice President, Steve Smith	stevesmith73055@gmail.com
Treasurer, Gavan Duemke	duemke@gmail.com
Secretary, Jo Buchanan	mjbuchanan64@gmail.com

Board Member Committee Chairs

Records Administrator/Member Liaison, Lucinda Lull

MavorKC@aol.com

Fire Protection/Safety, Colt Maule pitkinfellers@gmail.com

Acting Architectural/Pre-Construction Chair, Dave Denison
dd43@veriszn.net

Water, John Hart

jhart@acsge.com

Roads Chair, Steve Smith

stevesmith73055@gmail.com

Non-Board Member Committee Chairs

Quartzite, Editor/Publisher, Nancy Hand

QuartziteQCP@aol.com

Cattle Chair, Steve Frazier

sf754gh@att.net

Dumpsters/Trash Service, Kristi Haner 518-598-7174

QCPOA Web site, Bobby Slack

mountaingaucho@gmail.com

Bookkeeper, Jo Darcy

Current Road Conditions

By Jessee Maule (taken from Facebook Group QCPOA Pitkin Colorado)

QCP Road Report 5/24/23— Still plenty of snow up high, but spring thaw is progressing onward up the mountain, you can get as far as Fossil View. The snowpack at higher elevations in shaded and/or flat areas is deep. Deep enough where the elk are post-holing to their bellies and still not hitting dirt...

Editor's Note:

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 Steve Smith, Roads Chair

Last year (summer of 2022) we graded and improved drainage on Grasshopper and Highline Drive. We installed a large culvert and widened lower Charlie's Challenge that was previously impassable. We graded and improved drainage on Porpenn Road. We also worked to help areas affected by the Wildfire Management team.

In 2023, we plan on installing culverts to help with drainage issues in as many as six to seven locations (as funds permit). These locations are planned for:

- 1) Grasshopper-200 yards above Maggie Road



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- 2) Grasshopper and Bill Chambless' Driveway
- 3) Shawn Bennett's Driveway
- 4) Old Pitco (Miller's) Driveway
- 5) Soulsease and Lower Chicago Park Road
- 6) Upper Charlie's Challenge and Bonnie Brae
- 7) Upper Charlie's Challenge and Roundabout

We also hope to grade Soulsease and improve drainage to Archuleta's driveway; grade Chicago Park above Lower Charlie's Challenge to Bob Schott's curve; grade Chicago Park from Western Star and Texas Two to the Four-Way; and grade Royal Road. If our funds don't quite cover this long "wish list", we'll determine which areas are most needed and prioritize by worst case areas. Feel free to contact me anytime, my cabin has neither cell service or internet service so I'll get back to you as soon as I can.

Thanks,
Steve Smith
Email: stevesmith73055@gmail.com
Mobile: 936-596-6901

Fire and Safety

By Colt Maule, Chair

We have had a fantastic snow pack this winter and are looking forward to enjoying a green spring and hopefully a mellow fire season in our part of Colorado. However, it is always a good idea to be vigilant about checking fire regulations while visiting the mountains in the summer. Daily weather conditions can affect the surrounding fuel moisture content which is monitored by our local county fire officials and is one aspect of fire regulations. You can check these regulations daily by calling Gunnison County Dispatch at (970) 641-1113.

As homeowners in the Quartz Creek Properties, we are ranked within the top three subdivisions in Gunnison county rated with a severe wildfire threat, we need to be prepared for wildfires! 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.

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!!**

We are also working 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 fuel 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, 17 landowners agreed to participate at no expense to them. A contractor was selected last year and the project was supposed to be completed last year. That did not happen.... As one story goes, the



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contractor had issues obtaining equipment and started work late in the season unable to finish the project before winter, leaving the majority of the project unfinished. Our new project coordinator, Brad Eckert with WRWC, is currently in the process of finalizing logistics with a new contractor, having the goal of completing the remaining section of the project by October of this year. The West Region Wildfire Council has set up a nifty website which has info about this project including maps, a Plan of Operations and Scope of Work, as well as a link to our recorded community ZOOM meeting from last year on May, 11 2022. All of this information can be found at www.cowildfire.org/quartz_creek

I have been designated Primary Community Liaison, please contact me with any questions or concerns 970-901-9204 or coltsemail@hotmail.com

Dumpster Report

By Kristi Haner, Dumpster/Trash Chair

Hey all,

Happy to help with the dumpsters again this summer.

Please only use the dumpsters for household trash. All construction materials and such can be taken to the County Dump located on HWY 50 on the way to Gunnison.

All recycling and cardboard should be taken to the recycle center located at 195 Basin Dr, Gunnison.

The dumpster combination is available on the QCPOA website once you log in.

Let me know if you have any questions!

Kristi Haner
518.598.7174
Kristi.Haner10@gmail.com

Request For Updated Property Info

By Lucinda Lull, Member Liaison

2022 was a great year for selling on the mountain. Which means many of our friends have left and now we get to make new friends. This also means that sometimes your property information gets lost. Not all Realtors know what to do and For Sale By Owners don't worry about it either. So, to help us out, I'm asking that all Owners who have purchased their property in the last year to send me, as Member Liaison, your complete contact info including property name (Claim), Owner name, mailing address for owner, email address and telephone number(s). That is, if you don't mind sharing. Also, anyone who has changes to their information, please keep me updated. This information is not for publication and is only used as the board may need to from time to time.

It is easy for you to email me, MavorKC@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, but not everyone is affiliated with that site. We will not sell or distribute your information, it's only for association use, thank you.

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.

Happy Trails, Lucinda Clauter-Lull (Paleozoic 2, 3 & 4 with my two brothers, Bruce and Dean Clauter).

Lucinda

PO Box 159 (610 Main St)
Pitkin CO 81241
970-641-3475 (h) 970-596-1042 (c)
MavorKC@aol.com
www.qcpoa.org



Water Committee

By Dave Denison

The water treatment plant should be in service and dispensing treated water by Friday, May 26th, subject to access, depending on snow melt. The excessive automatic shutdowns experienced last summer, due to chlorine or filtration controls, are being addressed and, hopefully, eliminated. We apologize for any inconvenience you may have experienced last year.

Our spring managers should have all of the springs loading stations open by May 26, with possible exception being CP3, that being subject to access, depending on snow melt.

For any questions, or to report a problem at one of the loading stations, contact the following spring managers:

CP3: Steve Smith @ 936-596-6901 or Lester Kinsey @ 830-220-1094

Gilmore: Paul Fischer @ 620-285-5657

No Name: Steve Frazier @ 956-330-7921

Armstrong: John Hart @ 970-270-8123

Note: The old Armstrong Spring Loading Station runs continuously and untreated water is always available there.

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!

(Please detach and mail with check)

DONATIONS TO QCPOA:

Road Improvements	\$ _____	Pond Reserve	\$ _____
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



2024 PROPOSED BUDGET QCPOA

<u>Income</u>		
3010	Dues	\$ 94,080.00
3011	Construction Impact Fee	\$ 275.00
3050	General Donations	\$ 1,500.00
3220	Interest	\$ 800.00
3230	Assessments-Lien & Foreclosure	\$ 0.00
3290	Specified Donations	
3080	Road Work	\$ 500.00
3051	Fish Pond-Donation	\$ 1,800.00
3090	Donations for Fire Department	\$ 1,500.00
3300	Roads	
3290	<u>Total Specified Donations</u>	<u>\$ 3,800.00</u>
	<u>Total Income</u>	<u>\$ 100,455.00</u>
<u>Expense</u>		
5000	Accounting	\$ 2,500.00
5001	Accounting-Tax Preparation	\$ 845.00
5400	Bank Charges	\$ 60.00
5500	Donations (PHCA & FD)	\$ 1,500.00
6100	Trash	\$ 8,000.00
6600	Insurance	\$ 4,000.00
6900	Legal-General	\$ 5,000.00
6903	Legal-Water Compliance	\$ 1,500.00
7000	Office Expenses	\$ 500.00
7300	Postage	\$ 600.00
7400	Stocking Pond	\$ 1,800.00
7500	Cattle Fence	\$ 50.00
7700	Signs	\$ 300.00
7800	Roads	\$ 47,500.00
7951	PWS*-Annual Operating Cost	\$ 25,000.00
	(including \$10K Reserve)	\$
7910	Tree Projects	\$ 1,000.00
7930	Property Taxes	\$ 300.00
	Reserve Fund	\$ 0.00
	<u>Total Expenses:</u>	<u>\$ 100,580.00</u>
	<u>Net Income</u>	<u>\$ 0.00</u>

***Public Water System**



Ballot Items for 2023 Annual Meeting of QCPOA

1. Approval of minutes from 2022 annual meeting (minutes available for review online at www.QCPOA.org)

For Approval _____ **Against Approval** _____

2. Election of two 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 TWO: **Jo Buchanan** _____

Gavan Duemke _____

Ted Hand _____

Write In _____

3. Approval of a budget for 2024

Approval of 2024 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 prior to the meeting.

Proxy for 2023 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)



AGENDA
ANNUAL MEETING OF QCPOA
July 3, 2023 at 1:30 pm
Newcomb Center, Pitkin, CO

1. Approval of Minutes of 2022 Annual Meeting
2. Approval of 2024 Proposed Budget and Treasurer's Report
3. Reports from Standing Committees
4. Approval of dues, assessments, fees for 2024
5. Election of new Directors
6. Old Business
 - a. Discussion of Conditions and Membership Issues from last year
 - b. Results from vote on Amendment and Re-Statement of Conditions
 - c. Other
7. New Business
8. Motions from the floor

July Board Meeting

The Board of Directors, including the newly elected members, will meet July 3, immediately following the Annual Meeting at the Newcomb Center.

We will elect officers for 2023-24, canvas the votes of the Amendment and Restating of the Conditions election, and one or two other items needing discussion.

This meeting is not expected to be longer than one hour including a 15 minute break after the Annual Meeting. Any members of QCPOA are welcome to stay for this Board Meeting.

Thanks,
Dave Denison
President, QCPOA

Classifieds

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970-901-9204

pitkinfellers@gmail.com

PITKIN COLORADO REAL ESTATE

Looking for the only local Realtor that knows the mountain, is a property owner (since the 70's) and probably knows too much at times? Contact Lucinda Lull, 970-596-1042, 610 Main St., in Pitkin or email MavorKC@aol.com. Thanks, I hope you're glad you did! 38 years & counting in real estate.

www.pitkincoloradorealestate.com



PITKIN HOTEL UPDATE

In September of last year, we purchased the historic Pitkin Hotel from our dear friends Bob and Lin Pope. We are excited about this project and bringing the hotel back to life while showcasing the history of Pitkin and surrounding areas. Work began immediately after purchase and has continued throughout the winter. We have a great construction team made up of William and his boys from Gulfport as well as Phil and Todd with Quartz Creek (and many others). They began by cleaning out and accessing this beautiful building before the demo phase. We were careful to salvage and save as much of the original material as possible. We were able to keep and restore all the original flooring upstairs as well as doors, frames, transom windows, etc. While keeping as much of the history and bones of the building intact we are installing all new plumbing and electrical to bring the hotel up to code, making it a comfortable and safe environment for everyone.

Our plan is to redesign the upstairs with one- and two-bedroom suites all with ensuite bathrooms as well as a small bunkroom. Downstairs on the left portion of the building will be a welcoming reception area/parlor and guest check in as well as housing units for up to six potential staff members and a handicapped accessible suite. The bottom right will open into a bar and restaurant made up of beautiful chandeliers, mahogany bar, and turn of the century decor that will make you feel as though you stepped back in time. We will also have a patio area and event area outside perfect for summertime that will include a brick oven for additional dining delights. *****We are still currently searching for the perfect front and back bar from that period. If anyone has any leads on one, please let us know*****

We're happy to announce that our son Cody, his wife Michaela, our grandson Teddy, and our future bundle of joy (due December 16th) will be relocating to Pitkin and will be managing the day-to-day operations. We've not yet determined an opening date as there is a lot of work going into this, but we will definitely be in full swing by the spring/summer season of 2024. We will keep you all updated and look forward to seeing you all soon!

Much Love,

Bob and Pam Taylor