

Cedar Springs Improvement Association

P.O. Box 8, Drake, CO 80515

Minutes

June 29, 2008 ~ 12:00 P.M.

Potluck Lunch at 12:00 Noon

Meeting Began at 1:00 PM

Members Present & lots represented in parentheses: Jeff Ostrich (1); Chris Brock (1); Rod & Lynne Scherencel (1);

Dean & Bev Woolrich (1); Mel & Mary Jo Haack (1); Dale & Elaine England (1); Jim Egan (1); Rich & Shirley Miller (3); Bryce & Kayla Nelson (1); Shawn & Audrey Eagan (1); Ron & Karen Hentges (1); Don Wagner (1); Bill Martin (1); Chris & Chantelle Maestas (2); Clark & Carol Wickert (1); Jim & Carol Whipple (1); Tim Tulk (1); Dennis & Cindy Nevins (1);

Location: Fire House

VOTED: That we recognize and accept a quorum.

I. Secretary's Report: Mailed with meeting agenda and news letter.

VOTED: Acceptance of written secretary's report.

II. Treasurer's Report

1. Steps that have been / are continuing to be taken toward collection of past dues. There are 45 lots currently past due totaling \$19,000 at invoice time.
2. Financial Report (attached)
3. Reported that Chris has spent over 300 hours updating books in last year.

III. Old Business:

A. Reports:

1. Stepping up aggression on past due accounts. (Jeff Ostrich)
2. Common Interest Laws (Rod Scherencel) – Association board has been in dialogue with attorney. The Colorado Supreme court ruled in 1993 that HOAs have authority to charge non-members for maintenance of common interest areas (such as the access road). We have agreed to approach filings #1, #2 & the 40's (3.1 a) in good will about helping maintain the access road. We believe that amiable discussion and logic will be most prudent in maintaining good will. If there are those who refuse to contribute we will be obliged to use legal persuasion.
3. Colorado Senate Bill 100 (Rod Scherencel) – In counsel with attorney the board will be soon implementing the necessary things that must be done to establish a legal foundation for (a) charging a late fee for late dues, (b) charging a monthly interest rate for dues in arrears, (c) implementing liens against properties whose owners are seriously in arrears on dues and (e)

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foreclosing on properties whose owners are seriously in arrears on dues.

4. Rich Miller has been offered \$100 from Dave Jessup of Silverdale Ranch. They are going to be building homes in filing 3a. They have offered \$100 for "help" on road. We have declined that amount since it will probably establish a right of way. We will be pursuing a contract with them reflecting more acceptable yearly contribution towards maintenance of commonly used roads.
5. Discussion about access road
 - a. Pictures and explanation of bin wall installation done approximately ten years ago.
 - b. Explanation of additional guard rail needed at below first switchback and how it could potentially be installed without having to blast rock.
 - c. Plans to grade Snowtop before contractors leave mountain; but probably no more work until September because the road material is too dry.
 - d. Rich Miller has contacted Sheriff's office. They have verbally agreed to patrol the access road; but we need to get something in writing from them.
6. Jeff Ostrich reported and explained the change in billing cycle from July to a calendar year cycle.

IV. New Business:

A. Lake Report (Bill Martin) –

- a. 550 lbs of rainbow trout stocked in the lake the Sunday before Thanksgiving 2007.
- b. Gate valve vandalized in January. (Built in 1958) Temporarily closed and not leaking; but diver will inspect in July. Needs to be repaired before next dam inspection which may come at any time. We do not want to open the gate during inspection and have a failure.

B. Announcement of July 4 parade and picnic at Carl Miller's home.

C. Nominations to replace Vice-President (tallied by Elaine England & Mary Jo Haack):

- a. Bryce Nelson (15)
- b. Shawn Eagan (2)
- c. Tim Tolk (1)

VOTED: To accept Bryce Nelson as new Vice-President

V. 2:30 PM - Adjournment

By: Rod Scherencel