

QCPOA Board Meeting May 27, 2006 5:20 PM Terry Davis' Place

In Attendance: Terry Davis, Ted Hand, Paul Fisher, Mike Hefftner. Quorum established.

Guests: Dave Denison, Nancy Hand

The meeting was called to order at 5:20 PM by Terry Davis who provided board members and visitors with an agenda. Nancy Hand agreed to take minutes in Sue's absence. Items of discussion:

Treasurer's Report: Terry Davis read treasurer's report for George Packer. 332 properties have paid the pond assessments. 60 have not yet paid. Balance in the Pond fund is \$41,000+. In 2005 there were 216 paying members, which is the highest paid membership ever. Terry went over the preliminary budget. Paul said he has materials for the cow fence. Discussion took place about the battery for the fence. Ted suggested a solar powered battery charger. Paul said he had one and would contact Bud Irvine.

Pond Project: Terry reported that according to Ron Blue 43,560 cubic feet or approximately 3.78 to 4.03 acre feet of dirt needs to be removed from the existing pond to comply with the Water Board requirements for water storage. This is estimated to be from 610 to 650 loads of dirt. Terry said that approximately 600 truckloads of dirt can be dumped on two properties across from the pond. He has been talking to Jerry Trammel, Lou Eddy, Nancy and Marshall Mitchell, and Jack Walton who own the properties. Discussion took place about other sites for the remaining dirt. Terry said that the Pitkin Town Dump, LaVeta 1 claim, was a backup site but the owner is not known. Mike said that there was an area by his place on the Gardener claim that was a possible dump site. Another site that was discussed was the area on Chicago Park Road before the switchback on the Banner claim. The board could offer to flatten and reseed the area next year in return for allowing the dirt to be dumped there. Terry presented a map of the surveyed pond to the board and indicated that everything was ready to get bids on the work to be done in the last part of August or the beginning of September. Suggestions followed for those that might be contacted to bid on the work: Terry Helms, Hal Hearn, Bob Geideson, Tom Englert from Kansas, Warren Wilcox, Jack Poppy, Mark Drummond (for truck only). Mike said that Bonnie Irby wants all digging done from inside the pond. Discussion took place and it was determined that the pond would only need to be drained for a week before the equipment could get into the pond for the excavation. Mike and Terry will get bids once dirt disposal areas are firmed up.

Springs: Mike reported that he opened Pitkin View on Friday. He said that No Name and Western Star are open and reported that all are running. Mike is going to take over responsibility for opening CP3 from Cole Letteney and will talk to Cole about it. This will ensure that the board has control of and knows the whereabouts of all equipment for the springs. Terry said that this summer Richard Olenick will go around QCP with a GPS to locate about 30 springs which are listed on the map as being part of QCP. Three springs are in water court right now. The two springs on the properties owned by Gary Bandy and Lou Enos have become one. Terry said the board is looking to get absolute water rights on all springs owned by the Association. This will save attorney fees because the association will not have to keep filing every six years for the springs. Update on CP9, Tom Gilmore will give QCPOA all his water rights less 100 gallons per day to CP9 once he sells his claim. The Rott, Costelo, Hutton and Clauter families will sell their infrastructure rights to QCPOA, keeping their water rights.

Roads: Budget is increased from previous year. Because Ted has not had any response from Golden Eagle, Mike said he would stop by Golden Eagle to have them send their requirements for dumpster enclosure to Ted. Ted said estimate for enclosure is \$7,000 due to higher cost of materials. Terry said only \$2,000 was budgeted. Terry said that Sue Rogers will research who owns property where dumpster enclosure is to be located. There may be three properties involved and the association will need the owners of all affected properties to sign a right-of-way release.

Paul said that additional red rock is needed above CP9 where he did some roadwork. The road is too slick when it rains. Mike offered to arrange for a load of red rock for the area. Terry advised him to get the price in writing before having the red rock delivered. Discussion took place about what size red rock was needed for a road base. $\frac{3}{4}$ minus was previously delivered but it is too small. Terry Helms has the size that is needed. Terry Davis wants the board to look at mine tailings for road base. It was decided that Mike would contact Terry Helms or Harold Tronic of Quartz Creek Trucking and get a price in writing.

Mandatory Membership: Property Research Results: Terry reported that he was originally told 465 properties were in QCP. According to Luke Anthony 420 properties were in QCP. After the research was done, there are 387 properties that are bound by QCPOA plus one owned by Gary Bandy that was not part of QCP but Gary is having the property included in QCP. 25 properties previously thought to be part of QCP are not. Based on this, 198 properties are needed to vote in the affirmative for mandatory membership. Terry gave the board members a copy of the draft prepared for mandatory membership, which must be signed by the owner. The owner's signatures must be notarized. These can be handed out at the annual meeting and Lucinda Lull and Del Fischer can notarize the signatures right there. The remaining forms can be mailed to the remaining owners, asking them to return them by the end of October. Each form has to be recorded by the county. Terry asked for a corporate resolution so that the board could proceed

with plans for a change to the by-laws to include mandatory membership.

Ted motioned to adopt the draft as presented by Terry for mandatory membership. Discussion followed, Paul had concerns with the "lien" terminology because it sounded too harsh. It was explained that this was standard language used to be able to enforce collection of the membership fees and any other assessments bound by this change to the by-laws. There was also a discussion about reducing the quorum from 51% to 25%, which is needed at the annual meeting in order to conduct business. The motion was seconded by Paul and passed unanimously. Terry voted the proxies from Sue Rogers and Lou Enos.

Election of Board Members: Terry reported that Sue and George have both indicated they do not want to run again for a position on the board. Discussion followed about possible candidates. Ron or Karen Blue and Del Fisher were suggested and it was mentioned that the teepee people on Grasshopper may also want to volunteer for the board. It was the consensus of the board that it would be best not to have a husband and wife team on the board together. Terry clarified that based on the by-laws; the election is to vote for people to be on the board, not for the position. The position is assigned by the board.

Other Items:

1. Dumpster Locks: Terry suggested changing the combination every year. Paul was opposed to changing the combination. Discussion followed. Terry said we will not change the combination this year.

2. Homeowners Insurance: Discussion about individual personal insurance covering board members. Paul indicated that his insurance does not cover him as a member of the board. Paul motioned to authorize George to contact insurance company to get Board Members and Directors covered by insurance. The motion was seconded by Ted and passed unanimously.

3. Research for Properties: Per Terry, Lucinda's charges for her research totaled \$665.00 for 45 hours of research at \$10.00 an hour plus materials. She deducted \$200.00 from this amount because she felt the research took longer than she had estimated and presented a bill for \$465.00. A discussion followed and the board authorized full payment of \$665.00 to Lucinda.

4. Website: Discussion took place about designating the Quartz Creek Web site as the official mode of communication for QCP. Ted brought up the difficulties encountered with converting the newsletter to a PDF file for Pinecreek Studios to put the newsletter on the Web site they maintain for QCP. Ted asked if the board could authorize purchase of an Adobe program to be used by Nancy and passed on to subsequent publishers of the Quartzite. Paul said his sister could help with converting the newsletter and he would talk to his sister about setting up a Web site for QCP and maintaining it at no cost to the association. Terry indicated that using the Web site as the official mode of communication would require more work and the board should consider hiring someone to maintain the Web site for QCP. No action taken at this time.

Board Meeting and Annual Meeting: Terry said there will be a board meeting on Friday before the annual meeting. Time and place TBD. Terry will bring cases of water for the annual meeting. Terry said that Sue arranges for the door prizes and plastic ware but he had not confirmed with Sue as to the status of this. Mike said he would not be able to contribute signs like he did last year.

Paul made a motion to adjourn. Ted seconded it. Meeting adjourned at 7:11 PM.

Director

Date

Director

Date