

QCPOA Board Meeting 9-2-06

Terry Davis called the meeting to order at Mike Hefftner's "cabin" at 6:10 p.m. We had numerous guests.

Those in Attendance: (Board)

Terry Davis
Paul Fischer
Mike Hefftner
Sue Rogers

(Guests)

Eleanor and Charles Robique
Paul Gillman
Gary Bandy
John and Allena Dyes
Mary Lou and Robert Slack (daughter of Dyes)

Terry asked for Paul Gillman to speak first with concerns he had. Paul brought up several things that he wanted the board to be aware of at this time:

- a. CP3 spring needs a new hose used to fill water tanks, and a little work needs to be done on the box hinges.
- b. Logs are being hauled off the mountain in a newer red pickup. It was mentioned that the guy is the son-in-law of someone in Pitkin who has property on the mountain. Some felt that it is questionable about where he actually gets the wood.
- c. Neighbors of Paul's had the Harry F and another property surveyed. Now the survey pins are gone.
- d. The 4-wheeler access road on Ken Asbury's property, from the Cemetery Rd. down to the Truitt's, has been closed off. Is it possible that they had legal concerns that caused them to do this? It has caused a great deal of inconvenience to QCP people who want to ride their 4-wheelers down to Pitkin to get mail, etc. Discussion of what could be done. It was suggested that a motion be made at the next Pitkin Town Meeting to open up a stretch of road from QCP into Pitkin.
- e. Paul stated that QCPOA needs to try to develop a better relationship with Pitkin residents. He said all we do is give a donation to the fire dept. yearly.

Gary Bandy spoke next, saying that he represented Lou Enos' concerns as well as his. Mike Hefftner sold property up on top to Spencer Nichol, and it is rumored that the Nichol's plan to have a business of sorts, like a hotel (multiple dwelling use). Covenants state that there will be no commercial or business use of properties in QCPOA. Discussion followed. Decision: More information is needed on the plans for use of the property.

TREASURER'S REPORT: Not available. Lucinda Lull was not in attendance due to husband Rodger's serious burn accident on Thursday. She is at the hospital with him in Greeley.

APPROVAL OF MINUTES FROM LAST MEETING: Sue Rogers handed out copies, and for time purposes, asked board members to please check over them and e-mail her with any changes.

MANDATORY MEMBERSHIP UPDATE: Terry reported that he has received 91 consent forms to date. A reminder mailing will go out Tuesday.

POND REPORT: Mike Hefftner. Work had been delayed due to the heavy rains, but has now started. They are digging trenches; one of the dump trucks is down. They will need to build a ramp; hit a spring. Ditching and berming could be a problem, but these are temporary measures which will be taken care of. The time-frame has extended from a 2 week estimate to possibly 5 or 6 weeks. The pond area will have to be surveyed after completion of the work. Mike H. will monitor this. Mike suggested that property owners needing to get water might want to wait until after 5 p.m. to go get water so they don't get in the way of the dump trucks hauling dirt.

BY-LAW CLARIFICATION APPROVAL: Terry had e-mailed Board Members with a draft of the by-laws for their approval. One change he brought up today: There needs to be a provision for any member of QCPOA to call a meeting. Discussion about whether this was already stated. Needs to be researched.

ROAD REPORT: Terry briefly mentioned the 5 YEAR ROAD PLAN that was being formulated. Discussion about the gravel material used. RL Davis and Ralph Jaynes have suggested road materials like the ¾ in. gravel and sand used in RL's driveway. Apparently it is less expensive and effective. Eleanor Robique asked to speak about the North Pond Rd. from just above the pond to the hair-pin curve. She said we need a pull-out somewhere along this route, and Charles R. volunteered use of some of his property along the road to build a pull-out. Discussion followed about possible rocks, too difficult to cut into, etc. The board will consider this.

Eleanor R. and several others present reported that cows have been seen around the pond. Others thought that the cows had gone on down and were no longer on the properties. Discussion about electric fence; Paul F. said the fence needed to be extended a little further up into the trees with one wire, and said that he would do this.

FIVE YEAR SPRING PLAN: Terry reported that we need to develop the Continental Spring. We need to get a GPS reading on Chicago Park Mineshaft III for Bonnie Irby. We need to have an authorized person open the springs in early May. We need a 12' to 15' stand pipe on the Western Star Spring.

OTHER DISCUSSION: Paul Fisher said he will be on the mountain the weekend of Sept. 22 and can work on the N. Pond Rd. He asked Sue to call GCEA to have them mark electrical lines in the road prior to that.

Terry said he would check with Lucinda on the consent forms (for mandatory membership) she has mailed out to new property owners. He will send letters to those she has not been able to contact yet.

Meeting adjourned.