

QCPOA Board Minutes
August 19, 2006
Mike Heffner's Cabin

Those in Attendance:

Terry Davis, Paul Fischer, Lou Enos, Mike Heffner, Lucinda Lull, Sue Rogers,
Guest Keith Rogers

Treasurer Transition Report:

Lou Enos reported that Jo Darcy has agreed to do the books for QCPOA for \$20/hour using her QuickBooks Program. Lou suggested that QCPOA go back to a year-to-year budget, with dues payable by March 15. Lucinda will pick up QCPOA mail, keep a log of receivable payments and bills, and pay bills. Each owner will be set up with an account, with one invoice per property owned.

Pond Enlargement Report:

Mike H. and Terry D. reported that pond work has been delayed due to rain. A \$10,000 deposit has been made to Warren Wilcox, another \$20,000 will be paid when the work begins. The total cost will be \$56,000. QCPOA will be \$4,000 short. After discussion, Sue made a motion to use the \$3,000 set aside for the dumpster enclosure this year, and \$1,000 from the 2006 road account to cover the shortfall on the pond. Lou seconded. Approved.

The pond will have to be surveyed again after work is completed to determine total capacity and to create a water level table, as required by the water district. Terry has a written agreement from the two property owners where the removed dirt will be placed. The construction notification sign at the entrance needs to be redone. Lucinda volunteered to do this.

Water Court Filings Update:

Terry gave rulings from Wayne Shields on three springs:
Chicago Park Mine Shaft I: 20 gal/min; absolute for domestic and fire protection
Chicago Park Mine Shaft II: 225 gal/min.; never developed. Have 6 years to be developed. Question posed: Should this water be piped down to Armstrong?
Chicago Park Mine Shaft III: Off Skeleton Rd. Need GPS reading to get a legal description change.

Water Test Results:

Sue, Paul, Mike, Terry. Western Star clear, Armstrong Gulch e-coli clear, ground contamination still present. Armstrong Spring: 1000 gal/min conditional. Need to put in a holding tank and develop "community use" standards within next 6 years. Keith and Sue Rogers will conduct testing of Armstrong water sample in early June, July, and August of 2007.

Board Approval to Re-bill Non-payers:

Terry was given permission to send another billing to approximately 60 owners who have not paid their portion of the pond work.

Membership Update:

Terry reported that we now have 237 paid members in QCPOA (represents 271 properties). This is the highest number of paid members in the history of the Association.

Mandatory Membership Update:

Terry has received notarized consent forms from 75 properties to date. Requested return date is the end of October. Board approved a follow-up mailing.

Road Report:

Ted Hand is current Roads Chairman. Discussion of Ted's absence on the mountain making it difficult for him to oversee road work. Ted has agreed to be Springs Chairman. Mike will be new Roads Chairman. Discussion of types and cost of gravel available. Paul offered to take buckets of samples back to Kansas with him and have them analyzed for hardness and appropriateness for QCP mountain roads. Board approved.

Keith and Sue Rogers requested road work to be done on North Pond Rd. out to Cty 770 intersection. Paul asked them to call 1-800-DI GSAFE a week prior to Labor Day to come out and mark utilities. He also asked them to talk with their neighbors about the work needed on the roads in their area. Janice Downing also has requested work on Soulsease.

QCPOA By-law update draft approval:

Terry asked board members to read/edit/approve the proposed by-law update draft he e-mailed them.

Five Year Road Plan:

Paul presented a five-year road plan (preliminary draft) for discussion, based on the passage of mandatory membership.

Meeting Adjourned:

Motion to adjourn, seconded. Approved.