

QUARTZ CREEK PROPERTY OWNERS ASSOCIATION

Annual Meeting

Sat. July 5, 2008

Board President Terry Davis opened the meeting at 2:10 p.m. at the Newcomb Community Center and led the Pledge of Allegiance.

Ron Blue announced the **Firemen's Dinner and Drawing** following our meeting, and urged people to join Pitkin Historical Community Association, which sponsors Pitkin Days on July 26 this year.

Terry Davis introduced the **current Board Members**. He then noted that the minutes of the 2007 annual meeting have been on our website for several months, making it unnecessary to have them read today. Len Rott made the motion, seconded by Richard Olenick, to approve the 2007 Board Minutes. No discussion. Motion passed. 3 opposing votes.

Terry continued by showing **Power Point** slides of winter snow on the mountain. He reviewed Board accomplishments for 2008: Mandatory membership; Road work; Water Rights compliance (spring absolutes, conditionals, pond enlargement); Stocked pond with trout; Clarification of County Regulations vs. QCPOA Regs, specifically re: "Park Model" homes, trailer houses. (County Regs take precedence. These "home- on-wheels" are not allowed, except to camp on the owner's property for 14 days.) Set up reserve fund of \$5000 toward future pond dredging.

Treasurer's Report (Terry, for Lou Enos and Lucinda Lull, co- officers) Handed out Balance Sheet as of June 30, 2008, Profit and Loss Statement Jan. through June 2008, and the Proposed Budget 2009 (QCPOA Fiscal Year is Calendar Year.) Questions, comments from the audience. Bob Schott made a motion that we accept the report as presented; Billy Holder seconded. 5 opposed. Motion passed. **Membership Report** (Terry) In 2007, liens were filed on 22 properties. All paid after liens filed. No foreclosures. To date in 2008, 397 properties plus 24 adjacent properties have paid. 3 properties are delinquent. Liens will be filed July 15, 2008. Discussed collection procedures, consideration of hardship cases.

Road Work Report (Terry for Mike Hefftner, Chairman) Presented Road Work Plan for 2008: Chicago Park Rd, Highline Dr, Lower CPR from entrance to Grasshopper, Lower Armstrong Gulch Rd. to water station. The Board has an opportunity to rent a rock crusher; if property owners have large amts. of rock on their property they can donate, it can save the association approx. \$200 per truckload hauled from near Gunnison. Please notify Mike Hefftner or Terry Davis. The Road Plan for 2009-2010 includes Grasshopper from its beginning to CP9. Discussion from audience followed, with a concern about downed trees. Terry reminded property owners about needing to put in a culvert where their driveway joins a main road, to prevent erosion.

Springs Report (Ron Blue, Chairman) All springs have passed testing at this time. The

committee is focusing on maintenance of springs because in 2010 the Water Resource Board will be looking at all springs to determine whether they are being used appropriately. Armstrong Spring will be worked on this summer, 2008. The Pitkin Fire Dept. is looking for water sources on the mountain--owners with holding tanks of 500 gallons or more. Please notify them if you are willing to have your storage tanks available for their use.

Terry Davis introduced **ballot items** that had been published in the most recent Quartzite. He asked if homeowners wanted to keep dues for 2009 at the same levels as in 2008. George Packard made a motion, seconded by Ralph Capshaw, to keep the dues the same. Approved unanimously.

Adoption by the membership **of clarifications to Bylaws** was discussed next: Approval of addition to Article IV: Board of Directors, Section 3, add D. A Director may be re-elected for an additional term or terms. Lyn Rott made a motion, seconded by Eleanor Robique, to approve the addition. 3 opposed. Motion passed.

Approval of an addition to Article VII: Annual Meeting, Section 3. Inclusion of reports from Standing Committee Chair. Barbara Ives made a motion, seconded by Rick Coffman, to approve the addition. Motion passed.

Due to possible conflict of interest, **Terry** turned the meeting over to **Lucinda Lull** to ask for approval by the membership of a **proposed Bylaw change** to have equal dues for all properties in Quartz Creek Properties, regardless of ownership, beginning 2009. Article III Section 1. Votes were counted, 57 for, 26 against. Write-in votes were then counted. 148 votes for, 65 votes against. The proposed Bylaw change was passed. It was noted that a property owner of multiple properties has the option of applying to the county to incorporate several properties into one. If the county approves the change, the property owner is then responsible for paying dues on the one (larger) property.

Terry called for the **election of two members** to the Board of Directors. Lou Enos has agreed to run for another term. Jim Courdin has been nominated, with Richard Olenick nominated from the floor as a write-in. A written ballot was distributed to the membership. Lou Enos was re-elected, and Jim Courdin will be the new member.

Terry announced that last fall all 6 of the **locks were stolen** from the trash dumpsters. He reminded the membership that no construction or hazardous materials can be placed in or along side the dumpsters. The lock numbers are 4242, and these are for QCPOA members in good standing only.

As a **reminder** to the membership, **Senate Bills 100 and 89** require that HOA's/POA's post all meeting information on their website. Terry introduced Ethel Coffman who does such a great job of posting all information to the QCPOA website, which she created. Discussion followed about whether all Board Meeting dates can be published on the website.

Fire Report (Terry gave for Matt Buchanan, who could not be present). Controlled burns must be reported prior to and after any burning over 6 ft. in diameter. Avoid burning on "Red

Flag" days. Call (970) 641-8200, and push the key for "Dispatch". Penalties are stiff for noncompliance.

New Business:

Nancy Hand, Quartzite Editor, needs updated email addresses.

Keith Rogers praised current and past boards for the continued progress made to improve QCP.

John Srawley asked who could use QCP roads. Some of our main arteries are considered public access roads: Chicago Park Rd., Fossil View, Highline, Charlie's Challenge, and probably Grasshopper.

Eleanor Robique complimented the major improvements of the roads and springs over the years.

The **membership** was **reminded** to get their **address signs** from Art Clauter. The Fire Dept. needs for all properties to be identified with these reflective signs.

Meeting was **adjourned** at 4:10

Thanks to all **members** who **donated door prizes**, which were awarded after the meeting closed.

Terry Davis, President

Date

Sue Rogers, Treasurer

Date