

QCPOA Board Meeting 6-9-2008

Meeting called to order at 6:44

Attending Board members: Terry Davis, Ron Blue, Mike Heffner, Lucinda Lull

Terry asked that the minutes reflect that the board passed Resolution 5-1-2008 regarding the decision of the Board to present to the membership for its vote at the annual meeting a proposal made by a member to eliminate the 2 tier dues structure and therefore have all properties in QCPOA pay equal dues. This was voted on via phone and email.

Lucinda reported that 24 properties that are not part of QCP (not bound by the Conditions) have indeed paid dues for 2008 and are therefore members of QCPOA for this year. She further reported that 8 properties have not paid dues and are delinquent. Discussed filing liens on or after 6-16-2008.

At this point we have placed \$5000 with Gunnison Savings and Loan in a 1 year CD for the initial Pond Reserve annual payment. In addition we have approximately \$22,000 in checking and \$10,000 in a CD, all with Gunnison Bank.

The Board reviewed the updated budget for 2008 and the proposed budget for 2009, to be presented for membership approval at the annual meeting.

The Quartzite was published by Nancy Hand and mailed on 6-6-2008.

Briefly discussed an email from Nathan Bankert, received by Terry. Bankert requested several upgrades by the Association. Terry invited Bankert to this meeting or any other meeting to present his suggestions. He refused to attend. Issue dropped.

Brit Scarborough, owner of Ferry #3, has petitioned the Board requesting that QCPOA vacate the road designation for an unnamed, never used road that crosses his property, connecting Fossil View and Silver Bluff Trail. Our attorney has been consulted and a road dedication, once done, cannot be undone. However, he advised the Board pass a resolution that QCPOA has no interest or future plans to use the road and that we consider it to be his driveway. Terry will draft the resolution by late July. Owner has agreed to pay legal fees up to \$500.

Signs-Mike will purchase 3 posts and mount the 3 signs for around the pond. Terry and Paul will mount the road signs.

Springs-Ron reported that the Pitkin View holding tank has been cleaned, flushed and painted with reflective paint to keep the water cooler. Ron will set up a meeting with Bonnie Irby to re-GPS several spring locations. Roundabout Spring was discussed and Ron, Terry, and Lucinda agree to take a "field trip" to evaluate the area. Ron presented a proposal to reconstruct Armstrong spring and piping in order to secure more absolute

water rights. Ron is proposing a 4 foot manifold at the spring location, 6 inch pipe to the loading station, a fire hydrant for fast water delivery, and a 2 inch fill station. The Board approved a motion that we proceed with this project.

Ron also reported that the Western Star tank needs a new riser. He will take care of this.

Ron will test all springs asap. **(see attached spring work sheet)**

Matt Buchanan, Pitkin fire chief, has requested that we set up springs so that the fire department can tap into them for water for their fire trucks in the event of a fire on the mountain. Springs discussed were Pitkin View, CP 3, and possibly CP 9. The board also discussed the idea of enlarging the small pond near CP 3. The owner will need to be contacted. The fire dept would also like a list of individual owners who would allow the fire dept to use water from their cisterns.

Road report-Mike reported on the road work plan for 2008. **(see attached 2008 road plan sheet)**

Fire report-all controlled burns of brush, limbs, etc larger than 6 feet in diameter require that the owner call the fire in before and after.

Terry and Ron will talk to Matt Buchanan regarding establishing a burn area where owners can bring slash and the fire dept would burn it once a year.

Annual meeting plans-Board approved the purchase of 150 raffle tickets from the firemen to be given out to all adults attending the annual meeting. Ron will purchase the tickets. In addition the Board approved the donation of \$400 via check to the fire Department.

Meeting adjourned at 7:35.

Terry Davis, President

Date

Sue Rogers, Secretary

Date