

Meeting called to order: 10:07 am June 23, 2012
Location: Jefferson Community Center, Jefferson, CO

I. Board Attendees

Position	Name	Position	Name
President	Stan Fredricks	Secretary	Kim Novitch
Vice President	Danney McReynolds	Member at Large	Craig Cass-not present
Treasurer	Lynda Clay		

II. Member Attendees: See attached sheet

III. Welcome from Stan. Stan advised the rules of the meeting.

IV. Guest Speaker: Maria Mitchell, Director of 911 center. Maria provided flyers for Code Red and recommends that everyone sign up online for emergency notifications.

V. 2011 Annual minutes were read and approved.

VI. Treasurer's reports: the Balance and Profit & Loss reports were read and approved.

VII. ACC report was presented. Discussion on covenants enforcement: please send Doug Grush any complaints and he will follow up. Stan advises that some people looking to buy property have turned away from Stagestop due to the conditions (according to local realtors).

VIII. Old Business:

- a. Paul Skeffington presented a report on the dam: everything is going well.
- b. Stan Fredricks believes that the board needs a representative from Stagestop.
- c. Remodeling of firehouse: A new meeting room needs to be done as we have had more in attendance at the monthly meetings. It needs paint and lights.

IX. New Business

- a. Water at the firehouse: We would have to buy water rights from HASP (Headwater Authority of the South Platte) at an approximate cost of \$3000 for the water and permits. We also don't have filtration system; a reverse osmosis system could cost up to \$50,000. Discussion on a coin operated system: someone could break into it, who would maintain. Other water options: Jefferson sells gallon jugs, bulk water can be purchased in Bailey and Fairplay.
- b. Paydown of CWCB loan: Assessments will not be raised; the board would like to pay an additional amount to the principal on the loan. We're earning .2% interest and paying 4.25% on the loan. We could save thousands of dollars by doing this. Lynda presented worksheet reflecting savings based on different paydown amounts.
- c. Lynda presented information on lot owners. We have 422 lot owners, currently we have 2 properties owned by banks. The outstanding that is owed is \$11,654.90.
- d. June 2012 – May 2013 annual Budget was read and approved.
- e. Board Election: Floor opened for the nomination for 2 positions for the board. Stan Fredericks and Lynda Clay are up for re-election. Stan Fredricks and Doug Grush were nominated and voted onto the board. Stan advises that the board is short 1 member and that would be filled at the July meeting.

X. Member comments:

- a. Dennis Sheeran (lot 464): Stagestop Saloon and store is open for business.
- b. Stan: We do have the President of the fishing club is here, Ken Black, if anyone has any questions for him. No questions.
- c. Jay Idelberg (lot 207): Concerned with cattle on BLM property close by. Stan: Colorado law states that you have to fence your property to keep cattle out.
- d. Ken Black (lot 274): Mentioned the fire danger and fire ban. Fireworks and recreational shooting also banned
- e. Lloyd Leyba (lot 288): Someone cut a dead tree and left it at the back of my lot. Stan: if you're going to cut wood, cut it off of on your own property.
- f. Stan: Looking forward to the next 2 years. We need to pull together to make this one great community.
- g. Danney: I've seen more people get involved. Thanks everyone and thank you for coming.

XI. Meeting Adjourned at 11:55 a.m.

Name	Lot #
Anson Andrew	440
Tm Backe	008/405
Ken & Mary Black	274
Bill Burris	228
Tim & Lynda Clay	183/184
John & Patricia Danner	426/427
Joe & Delores Franco	425
James & Donna Friel	500
Jim & Juanita Gallegos	280
Doug & Judy Grush	275
Robert & Barbara Hanson, Jr.	310
Jay Idelberg	207
Jamie Kowalski	163/164
Pamela & Lloyd Leyba	288
Matthew & Wanda Lynch	498
James & Linda Miller	421/422/423
David & Vicky/Ray & Shirley Meisinger & Brittner	173
Ernesto & Joanne Norte	419/420
Steve Perry	479/480
Ronald & Suzan Rickert	318
Dennis Sheeran	1/344/345/464
Skip Slaughter	278/279
David & Connie Staebell	430
Mary Struck	132
Scott & Patsy Williams	223
Nate & Jeanine Wycoff	289/290

Name	Lot #
Sergio & Dora Aradillas	158/240
Debbie & Gordon Bengston	317
Jerald & Erma Burnes	308/327
Rafael Chavez	139
Fred Crane	104
John & Jean Dykeman	307
Stan & Sandi Fredricks	174
Richard & Roxanne Fritz & Manntz	371
Joe & Georgia Glenn, Jr.	076
Scott & Martha Hahn	100
Hobart House	178
Kent & Donna Jackson	196/197
Carol Lewis	432
Chuck & Bette London	257
Bill & Joyce McNabb	006
Danny & Beth McReynolds & Rosen	086
Phil & Bob Nash & Janowski	126
Kim & Mike Novitch	066
Gregg Poole	282
Larry Sharp	048
Paul & Virginia Skeffington	284/285
Scott & Lorri Speer	047
Terry & Connie Stahl	134
Kurt & Janet Todd	439
Herbert & Nancy Wincentzen	005
Erin Beck & Matt Zenger	451