

Meeting called to order: 10:13 am June 22, 2013

Location: Jefferson Community Center, Jefferson, CO

I. Board Attendees

Position	Name	Position	Name
President	Stan Fredricks	Secretary	Kim Novitch
Vice President	Danney McReynolds – not present	Member at Large	Larry Sharp
Treasurer	Doug Grush		

II. Member Attendees: See attached sheet.

III. Welcome:

Stan: 12 wild fires in CO right now. It’s appropriate that we’re calling our meeting today our Firewise Day. Thanks to Larry and his team for putting together all the firewise info for today.

Rules of the meeting: Raise your hand to be recognized by the board. 2-3 minute time limit to talk. Next, you will be noted if out of order. If you get up to speak and the board doesn’t recognize you, you will be asked to sit down. If we have any problems, which I don’t think we will, I’ll call the meeting adjourned and we’ll have the meeting sometime in August. We are going to keep it at 2 hours maximum for the meeting.

Board introduced themselves.

IV. Secretary’s Report

1. Kim read Annual minutes.
2. Comments on reports: None.
3. **Motion #1:** Dennis Sheeran (lot 464) motioned to approve Annual minutes. Lloyd Leyba (lot 288) seconded. **Motion #1 Vote:** All in favor. Motion carried.

V. Treasurer’s Report

1. Doug presented the Profit & Loss report (June 2012-May 2013). Comments on report: None.
2. Doug presented the Balance report (as of May 31, 2013).
3. Comments on report: Larry: How much did we make on the junk recycle day? Doug: \$641.00.
4. Doug: We have approximately 420 owners and 481 total lots (due to owners with more than 1 lot) Currently there are 17 lots that are not paid for a value of \$8850 – I’m talking to 8 of these. Some of these are lost causes, I’ve labeled 3 of these as lost causes. Roughly 22 properties have had owners change hands. 6 foreclosures.
5. **Motion #2:** Kent Jackson (lot 196) motioned to approve Balance report and Profit & Loss report. Fred Crane (lot 104) seconded. **Motion #2 Vote:** All in favor. Motion carried.

VI. ACC report

Doug Grush (Lot 275): Basically the ACC had 2 complaints last year. Both of which, the homeowners responded and the complaints were resolved. A registered letter was received from a homeowner stating appreciation on advising them what was going on. As long as you deal nicely with people, we get a pretty good response. We have 15-16 properties that have requested approval for improvements: fences, garages, etc. Everyone has been good about presenting all the info that we need so that we can get them approval for projects.

VII. Stan: Larry Sharp has a piece on fire with a guest speaker, Dave Root.

- a. Larry: I went thru this exact thing last year with the Waldo Canyon fire. I'll run thru a history of what we've done after Dave goes thru his presentation. Dave Root is the Assistant District Forester for the Colorado State Forest Service. Please hold your questions until after Dave has finished his presentation.
- b. Dave: Colorado State Forest Service: we are the outreach division of CSU college. Our mission is to work with private land owners, sick trees, timber sales, bugs, fire mitigation. Dave presented slide show of fire pictures. (Ask Dave for copy of his presentation) There are 3 elements to determine how a fire will behave. #1 is weather – hot, dry, windy days. Lower humidity, topography. Fires still normally like to burn uphill because the heat rising from the fire below creates better burning. You can't change the topography, but you can change the fuel. Colorado Wise Assessment Portal: new software out there that shows you a prediction of your fire hazard. Flame length is another element of fire. We would expect a flame length to be 4-8 feet. Anything more than a 4 foot flame length produces too high a temp – the firefighting strategy has to change. You cannot get a hand crew in to dig and fight the fire there. Create survivable (defensible) space. The term defensible created the idea in people's minds that there would be a fire truck in your yard fighting the fire. The point is if you do the mitigation right, your home can withstand the fire without the firefighters. We divide your house into 3 zones. Remove all flammable material under your deck. Landscaping can be as culpable as the house. Your propane tank should be 30' away from the house – clear vegetation from around it. Dave and his team can come out for a site visit – there is a \$50 charge. He also has handouts for defensible space guidelines. Fire will not burn thru the tops of aspen trees; it'll move to the ground. Basic guidelines: Increase the openings, increase the aspen, remove downed wood.
- c. Larry: Stagesop has about 500 properties; virtually half of these properties don't have anything on them – just land. Many live out of state; this is a problem for this effort in fire mitigation. The board as a legal entity has no liability if something should happen to your land. We cannot make you do anything to make your land firewise. You need to start with your own structure, no matter how small, all we can do is give you the tools. We've given you access to the burn pit at Indian Mtn. We had the 1st chipper day on May 25th, the next one is July 19th (yes it is a Friday, it was the only available date and we booked it), and we'll have one in September. Larry provided his email. Direct questions to him, not Stan or Doug.
- d. Dave presented a video of fire efforts at a home. He will provide a copy of presentation so that we can put it on the website.
- e. Dan Galligan: (Lot 126) Question on how the board will handle out of state land owners? Larry: our goal is to help Staestop become a firewise community. That will allow us receive grant money, upwards of \$30,000. We'll use that money towards that issue.

- f. Kim Novitch:(Lot 66) We would like to replace our deck with Trex. Would that help us in becoming firewise? Can you deduct this on your taxes? Dave: This is a good idea. The insurance companies are going to come knocking on your doors. They may fail to renew your policy due to all the fires. Larry: Everything that you do to mitigate fire for your house has tax implications at the state level. Keep track of your hours, it's worth \$20 an hour. Keep track of your dollars.
 - g. Mark Shravenackle (Lot 123) What about the bristlecones? Dave: They are not as flammable as others. Try and compensate by making space around it.
- VIII. Stan: Do we have any firefighters in here? Group: No answer. Larry: You're all firefighters.

IX. Old Business: Stan: There were concerns about the firehouse and we tabled it last year because there were some people concerned on the cost. I spent a half day at Park County zoning and assessor's offices. Basically to make a long story short, the firehouse is classified as a firehouse. Firehouses are authorized to hold meetings. As we get closer to it, we'll need to get ADA compliant with access for wheelchairs. We have \$300-\$400 dollars left and anticipate getting more on the clean-up day. We haven't spent any of the HOAs money. We've had 7-8 requests to use the firehouse for special meetings. We haven't let anyone use it because we didn't want to be in violation of any potential county regulations. We're OK to use it. We don't have a clear cut cost of what it would be to heat it year round, probably not going to happen.

X. New Business

1. Doug: Presented proposed budget for the coming year. The \$36 assessment, by our by-laws, 100% of this has to go to the loan. The payment has to be made by the end of March. We are now charging for status letters which are requests from title companies on what has been paid and what is owed.
2. Comments: Kim Novitch (Lot 66): We could potentially save money for newsletters by having newsletters sent via email. There was a sign in sheet when you came in for emails. Doug: We have 213 email addresses; we can send it and get a response of those that would like via email. Doug: Balance on loan is currently \$58,734: if maintain the \$16,600 collection number each year, we will pay it off in the spring of 2018 – hopefully we can pay it off sooner. Bill Burrio (lot 228): What about the pile down there by the bar? Dennis Sheeran (lot 464): We just piled it up. It was spread out and we moved it into 1 big pile. We have permission from the fire department to burn it when weather permits.
3. Lynda Clay: The \$1000 for the burn pit, is it for the calendar year? Doug: It's seasonal and based on weather conditions, but generally April thru September or October. Stan: They ask for volunteers to help. Indian Mtn will evaluate and see what kind of volunteer support we've provided.
4. **Motion #3:** Dennis Sheeran (lot 464) motioned to approve Budget. Lloyd Leyba (lot 288) seconded. **Motion #3 Vote:** All in favor. Motion carried.

XI. Board Election: Stan: Would like to open the floor for nominations for 3 positions for the board: Larry Sharp, Danney McReynolds, and Kim Novitch. Kim and Danney have elected not to re-run for the board, Larry has stated he is willing to. We'll open the floor for nominations at this time.

- a. Kim Novitch (Lot 66) would like to nominate Dennis Sheeran (lot 464), Judy Grush seconded the nomination (lot 275). Doug Grush (lot 275) nominates Larry Sharp (lot

48), Delores Franco seconded the nomination (lot 425). Judy Grush (275) nominates Lynda Clay (lot 184), Kim Novitch seconded the nomination (lot 66). Delores Franco (lot 425) nominates Fred Crane (lot 104), Kent Jackson seconded the nomination (lot 196).

- b. Stan: It takes 2-3 hours per month, sometimes a little more, but you have to be here for the meetings. This is important. If you can't make the meetings, you might as well not run. If you can't make it, speak now or forever hold your peace.
- c. **Motion #4:** Larry Sharp (lot 48) moved that the nominations be closed. Kim Novitch (lot 66) seconded. **Motion #4 Vote:** All in favor. Motion carried.
- d. Stan: We'll take a short break, about 5 minutes. Doug: Everyone was given a card with the number of votes that you have. Please write 3 people on your cards and we'll use that for the voting. Doug has been through this before; we have 4 people running for 3 positions. Stan: We'll take a break so the nominees can regroup and we can ask them some questions before we vote.
- e. Stan: Group has decided not to take a break. We'll have the candidates stand up here and talk for 2 minutes.
- f. Lynda Clay (lot 183/184): I'd like to run, this time not for the Treasurer. I've been the Secretary before and the Secretary/Treasurer for one of those 2 years. I'm a software (?-could not hear what she was saying) by trade and I've been in Stagesstop since 1993.
- g. Fred Crane (lot 104): I live here all year round. I'm on the fishing board and the ACC board, I've been here for about 5 years.
- h. Larry Sharp (lot 48): I've been here since 1994, I guess. I'm certainly willing to serve especially with the fire issues. I don't want to work myself to death over that, but it's really important that I certainly stick with it for another year or two. The ultimate goal is to fund someone else doing the work. I'm willing to be a part of that and I hope that you see the benefit in that.
- i. Dennis Sheeran (lot 464): I'm a native Coloradoan, and I've had owned property here for about 38 years. Moved up here a year and a half ago – full time and my brothers and I own the Stagesstop Saloon. Live up here full-time – I think it's important to have someone on the board that lives here full-time. I'm also on the Tarryall fishing board.
- j. Stan: OK, do we have anybody that would like to ask any questions? Feel free to come up here and ask any questions or make any comments. The group had no further questions or comments. You're going to vote on 3 names, we have Dennis Sheeran, Fred, Larry, and Lynda. Kim and Doug are going to count up the votes.

XII. Member comments.

1. Lynda Clay (lot 183/184): Question on what kind of wood the chipper will take? Larry: Only forest products, raw forest products, up to 14" in diameter, as long as you can carry it. No 2x4s or 2x6s. What about aged wood? Only raw forest products, the rest of the stuff can go to the burn pit. Saturdays only, from 9 to 5. There are volunteers over there with a listing of Stagesstop members. The owner need to be present and show an ID. We're trying to keep this as simple as possible.

2. Stan: One thing that was mentioned earlier, we're looking for ways to use the internet. Request for Virginia Skeffington (lot 284/285) to come forward and explain how Park County uses the internet. Park County Sheriff's office has a Facebook page that they use to put immediate information out there. I'm thinking that it would be easier and faster if we had a Facebook page or webpage to get information out. This would be an option to communicate more with the community, especially during this fire danger and in the winter time when the weather's really bad or there's a threat to the community. Stan: Thank you Virginia.
3. Stan: There's 200 and some people signed up for our website, but we don't get a lot of hits on it. From January 1st to now, we've had maybe 7 or 8 people sign onto it. We get email thru the website and I also get them to my home email address. If you have any comments, or anything that you'd like to say, we need input from our membership here. We'd like to operate this SOA board more efficiently. Send us an email and the board will take a look at it, and we'll handle it accordingly.
4. Stan: Everyone needs to fill out there guest passes for people that come and fish under your name. We've had 4 violations since the first stocking. Get the date and month on there; make sure that it's signed. The 2nd offense is a \$50 fine that's collected by the SOA. The fishing club is basically under Lost Park and Stagestop.

XIII. Stan: We've tallied up the votes and the new officers are Lynda, Dennis, and Larry. Right after this meeting is adjourned, I'd like to meet with the new board members so we can get our officers selected. I don't think we need a meeting in July, but we can discuss one for August. If we have nothing else, I'd like to thank the members here that have helped today behind the scenes. We had people helping with the chairs, picking up the items that we needed for lunch. Also, like to give a special thank you to Manny who has really become like our personal chef. We've had a good turn out today. I'm going to ask for a motion to adjourn and right after the motion, ask for the Lord's blessing for our meal and then we can have lunch.

XIV. Meeting Adjourned

Motion #5 Kim Novitch (lot 66) motioned to adjourn the meeting. Doug Grush (lot 47)seconded. .

Motion #5 Vote: All in favor. Motion carried. Meeting adjourned at 11:55 am.

Name	Lot #	Name	Lot #
Anson Andrew	440	Tom Backe	008/405
Debbie & Gordon Bengston	317	Bill Burris	228
Ken Celenn	76	Rafael Chavez	139
Lynda Clay	183/184	Margaret Conner	32
Fred Crane	104	John & Patricia Danner	426/427
Bill & Deb Ellerman	312/314-16	Manny & Delores Franco	425
Stan & Sandi Fredricks	174	Jim Gallegos	280
Dan Galligan	186	Earl Gope	189
Doug, Judy, & Alaina Grush	275	Bill Henning	49
Kent & Donna Jackson	196/197	Kathleen & Tom Jones	36
Pamela & Lloyd Leyba	288	Chuck & Bette London	257
Matthew & Wanda Lynch	498	John Nagle	446,447
Phil Nash & Bob Janowski	126	Joanne Norte	419/420
Kim & Mike Novitch	066	Richard Osborn	59
Ron & Suzan Rickert	318	Mark Scharfenoker	123
Larry Sharp	048	Dennis Sheeran	1/344/345/464
Virginia Skeffington	284/285	Terry & Connie Stahl	134
Jace & Chris	6		