

## **SPIA FALL MEETING MINUTES – SEPTEMBER 5, 2015**

The meeting was called to order by Caitlyn Bryan @ 9:34 a.m. The Board was introduced and member introductions were done.

<i>Caitlyn Bryan</i>	<i>President</i>
<i>Bob Adams</i>	<i>Vice President</i>
<i>Janice Holcomb</i>	<i>Secretary</i>
<i>Kathi Hartman</i>	<i>Treasurer</i>
<i>Patrick Dreiling</i>	<i>At Large</i>
<i>Mark Nksic</i>	<i>At Large</i>
<i>Lynnette Boyer</i>	<i>At Large</i>

### **Announcements**

Caitlyn called for general announcements from the membership, then gave a brief overview of the temporary work that was completed by Jefferson County Road & Bridge on the washout below the Bucksnot. Kier Cline commented that the steel plates cause a loud noise similar to a gunshot as cars pass over them now. Caitlyn also mentioned Stu Brann’s suggestion to replace the culvert with a bridge, thereby avoiding a “pinch point” that allows a buildup of pressure which eventually washes out the culvert. Caitlyn urged Stu to contact Road & Bridge with his suggestions.

Caitlyn recognized Scott Shackelford and thanked him for his continued work on the Sphinx Park website.

A review of the St. Malo Catholic Retreat Center, proposed for development below Shaffer’s Crossing was given by Caitlyn. The 247 acre site will include a large main lodge, a youth retreat center, chapel, cabins, camping, walking/hiking trails, roads and parking areas. There is no development planned in the meadow. Although there will be few visual changes, there will be an increase in traffic. More information can be found on Jefferson County’s Planning & Zoning/Active Cases website. The Case # is: 15-116972 CMT.

Caitlyn announced that three cabins had recently sold in Sphinx Park and that three more cabins and one home are currently on the market.

### **Reports**

Janice Holcomb read the minutes of the Spring 2015 meeting which were approved as read.

Kathi Hartman gave a brief overview of the current financial statements. The majority of the expenditures were for road repairs and the dumpster. After reviewing the association’s finances at its spring meeting, the Board decided an increase in dues and fees for the upcoming year would not be necessary.

**Water:** Rick Rome gave the water report saying that, due to a wet summer, the water system is running well with no problems. Rick reminded all Water Users to close their taps this fall to

avoid flooding their cabins next spring. Water Users were also reminded that filling their cabin cisterns from our system must be done during the week, on “off peak” times.

Caitlyn thanked Rick and Gary for doing such a thorough job on the entire system at the beginning of the season. Due to their proactive diligence, not a single water problem was reported to her over the summer.

**Dumpster:** Due to unauthorized use of the dumpster by nonmembers who have been given the lock combination, Caitlyn announced that the Association will change the combination on October 1<sup>st</sup>. The new combination will be emailed to all PAID Members one week prior to the change.

Members were reminded not to give out the combo to unpaid or non-members. Unauthorized use hurts all of us who pay faithfully to maintain this valuable service.

Kier Cline reported that we will have two dumpsters through the end of September. Then throughout the winter, we will have one dumpster that will be emptied three times per week.

### **Old Business:**

**1) Roads:** Caitlyn reported that despite the recent heavy rains, the roads are in good condition largely due to the completion of major road work on Navy Hill and Johnson Drive this July. Work was done to improve the flow of water through ditching, berming and grade change. Shovel crews worked on cleaning up water run-off channels on lower Schuyler Gulch and the Navy Hill/Schuyler Gulch intersection. They also helped move and place large rocks and fill in on Navy Hill up to Dreiling & Sanborn’s driveways. Navy Hill was widened and leveled just below the driveways and a large washout filled. Perhaps the biggest improvement was to the junction of Navy Hill and Johnson Drive. The outer edge was filled with rock and bermed to prevent damaging run-off flowing down onto the Romes’ property. The grade of the road above the intersection was changed to keep water flow from washing out the sharp inside corner below Halley’s driveway and the corner itself was dug out and filled with large rock, then packed with dirt. Much time and thought went into the best way to approach this perpetual problem area and it seems to be working. Caitlyn thanked Rick Rome and Earle Boyer for all the time they spent with her to find the best solutions. Work was also done on lower Johnson Drive, just above Romes’ parking area, filling a very large washout, changing the grade of the road and digging out the dirt in their main parking area which had come down from Navy Hill, prior to our fix.

In early summer, the Board voted unanimously to approve an expenditure of \$1800 for this project. With a personal contribution of \$500 from Rick Rome, the final cost to the Association was \$971. Earl Boyer, Gary Fisher, Patrick Dreiling, the Rome family and the Nicksic family were recognized for their hard work, as were the Sanborns who worked with their ATV and shovels, prior to the work day.

Proposed work to Old Stagecoach Road was discussed. Caitlyn walked the road with Earl Boyer and considered repairs such as the diversion and channeling of water flows, the application of rock to fill washouts, the enlargement of a ditch and the widening of the road in certain areas. Earl felt that the work could be completed in about three days for a cost of \$1700 for materials and labor. Barb Brann called for a motion to approve that the work be done by Earl for that amount. The motion was seconded by Roger Bailiff and approved by voice vote. The work is planned for early October.

**2)** The Sphinx Park Pot Luck will be held later this afternoon from 2pm – 5pm at the Pine Valley Open Space.

**3)** A few Sphinx Park maps are still available for purchase. Several members at the meeting indicated that they would like to purchase a map and it was determined that the association would print an additional 25. The maps will be available for purchase at the Pine Emporium with cash or a check. Caitlyn will email the Legend to all new map purchasers as soon as she has finished updating it later this fall.

**New Business:**

**1)** Caitlyn outlined the following water user changes, which had been proposed by the Board, and opened the meeting for discussion.

**a)** *Change the Water System Waiver from annual to perpetual.*

Barb Brann asked about change of cabin ownership with a perpetual waiver. Caitlyn assured her that there would be a new provision in the by-laws requiring the signing of a new water waiver anytime a cabin changed hands. Charlie Ludeman questioned a change to perpetual if an annual waiver is legally safer. Caitlyn acknowledged that annual is better legally but that administering the annual water waivers, and enforcing the “No Water” without yearly signed waiver, has been difficult for the Board and Water Committee to administer effectively these past two years. Gary Fischer noted that “this is not Highlands Ranch” and thought the perpetual waiver a good idea. Tom Korsmeyer suggested that we add a provision to the annual dues schedule, for water users who have already signed a perpetual waiver, that by paying the current year’s dues and water fee they are re-affirming their acknowledgement that the water provided by SPIA is non-potable. It was agreed this was a simple solution for providing sounder legal standing. The change was voted on and approved.

**b)** *Proposal to expand our definition of “Water User” to include Members (who are Paid & in good standing) whose cabins cannot be physically connected to SPIA’s water system. These Water Users would be included in our “25 Maximum” number of cabins on the system at any one time. If no “taps” are available, the Member must wait until an existing User relinquishes a tap. These potential Users would be able to fill a portable tank at the new water shed spigot (see*

*next item), to a maximum of 250 gallons in any given week and only on weekdays. As stated in the Water Rules and By-Laws, in low-water years, this privilege may be curtailed. These Portable Water Users would pay annual dues and water fees but not the hook-up fee.*

Stu Brann was concerned about this practice in low-water years. Caitlyn explained that those restrictions are already in place in both the By-Laws and the Water Rules and would apply equally to any User under this new definition.

Gary Schlageter asked if we need a clarification in the Water Rules of when any User on the system can fill a cabin cistern. That is already clearly stated but the Board recommends adding a maximum gallon limit, per fill, of 250 gallons (or less).

Charlie Ludeman suggested an application for all Water Users; that idea was tabled.

After discussion, the proposal was voted on and approved.

*c) Proposal to upgrade the existing spigot near the water shed to make it more useful and accessible. The new spigot would be located next to the shed and would be kept locked to prevent unauthorized use or vandalism. The combination would be held by all Board Members and the Water Committee (Rick Rome, Gary Schlageter & Mark Niksic) and anyone needing access would need to contact one of the above in order to turn the spigot on. The new spigot would be easier to use for cleaning out the two culverts at Schuyler Gulch/Navy Hill. It could be used by the proposed new type of Water User (see above), and for existing Paid Water Users who, through no fault of their own, temporarily are not able to get water at their cabin. Again, they would have to contact one of the above to have the spigot unlocked.*

Concern was expressed that the spigot might be abused or that “just anyone” could access our water. Caitlyn said the Board had discussed this possibility and tried to put enough safeguards in place to prevent that happening.

Mark Niksic commented that the connection is already there but with the new, locked spigot, we can now control the access.

The proposal was voted on and approved.

Caitlyn read proposed changes to the By-Laws. Barb Brann reminded her that any proposed change(s) to the By-Laws must be sent to the Membership at least two weeks prior to being voted on. It was agreed that these changes would be sent out to the Members for review prior to the Spring 2016 Meeting.

**2)** Caitlyn addressed the tremendous devastation caused by the Tussock Moth infestation this past summer and stressed that everyone who hasn't seen it first-hand should drive The River Road, between Buffalo Creek and lower Foxtan Road.

The vast majority of all firs and spruces are completely dead and many Ponderosa Pines are also badly damaged. Halsteads', Byrnes' and Vetos' properties, and the east side of Butterfield Ranch, have already been decimated. The infestation has been heavy to the southeast of us and is spilling over into Sphinx Park; next summer will likely be devastating to the beautiful trees that so enhance our canyon.

Caitlyn mentioned the use of a commercial sprayer – Don Doty, Timberline Spraying - by several residents in Sphinx Park last July. He uses bifenthrin in truck-mounted sprayers which can spray up to about 60'. His information is on the handout available today and will be on our website along with Colorado State Forest Service and Jeffco Weed & Pest Control contact information. All Members are urged to get in touch with these people and demand action. She also urged Members to contact Don, or another reputable sprayer, to sign up this winter for next June as slots will fill fast by next spring and the timing of the spraying is critical!

Tom Korsmeyer spoke about steps that residents can take individually. He and Terry have done a lot of research on this problem and have come up with two ways that property owners can help protect their smaller trees, on their own. There are two types of spray that are *relatively* safe: they are “bifenthrin” and “btk” (bacillus thuringiensis – a naturally occurring virus that targets the caterpillars). Both can be ordered, online, from the website: [domyownpestcontrl.com](http://domyownpestcontrl.com). These can be applied using a hose-end sprayer which reaches up to about 20', or a backpack mounted sprayer which will reach up about 10'. Tom reminded everyone to wear a good mask and protective clothing when doing any spraying.

Handouts with information on the Tussock Moth were available at the meeting and several are posted on our website. Contact Caitlyn if you need additional information or would like to be on her list of Members who have scheduled commercial spraying for next June.

Bob Adams announced that there will be no national forest Christmas tree cutting this fall and because of that, no Chili Fest fundraiser for the North Fork Fire Department. He urged everyone to consider donating to North Fork which is our main line of defense in an emergency.

**Other Business:**

Caitlyn brought up the terrible internet service provided by Century Link in our area. Both unusably slow speeds or a complete lack of service are at issue. This affects primarily full-time residents so she didn't go into details, except to say that she has been working with a group from Pine, meeting with and emailing Century Link managers for our area and nationally. Anyone interested in putting pressure on CL to upgrade their service should contact Caitlyn for a list of who to contact. Ginny Alaniz mentioned that she recently got Hughes Net satellite high-speed internet and is happy with it.

Bob Adams announced that the SPIA clean-up will be held again after the meeting. Vests and trash bags will be supplied and participants were asked to sign the waivers.

There were 45 attendees and the meeting was adjourned at 10:52 a.m.