

2017 SPIA Spring Meeting Minutes – May 27th

The meeting was called to order at 9:35 a.m. by President, Caitlyn Bryan. The Board was introduced and our traditional round of “Member introductions” was completed.

Board Members in Attendance:

Caitlyn Bryan	President
Bob Adams	Vice President
Kathi Hartman	Treasurer
Janice Holcomb	Secretary
Patrick Dreiling	At Large
Mark Niksic	At Large
Lynnette Boyer	At Large

Reports

*Janice read the Fall 2016 Meeting Minutes and they were approved as read.

*Kathi presented the Treasurer’s Report which was also approved. She noted that our greatest expense is for the dumpster, followed by road work.

*Caitlyn reported all roads are in decent shape; no big road projects are planned unless severe weather damage makes repairs necessary. Bob reminded us that we still have some road-base & rock left over from last year that can be used on our roads when needed.

*Rick Rome reported that he and Gary have been working on the water system but a late freeze caused problems and they needed to do repairs and recharge the main tank. As of the meeting, summer water was not yet available but Rick said he would come up again the next day and try to get the system operational. Rick also asked everyone to be on the lookout for leaks and other problems and to notify him or Gary ASAP.

*Kier, aka Dumpster Dude, reported the dumpster operation is going smoothly at present and that the aluminum can recycling is also doing very well. He reported that we had to keep two dumpsters all winter, rather than going down to one as in the past. He also noted that a lot of construction material was put into the dumpsters over the winter and reminded us that our dumpsters are for household trash only!

PLEASE take construction/remodeling debris, also tires, furniture, etc., to the dump: Mt View Waste Transfer Station on Hwy 285 south of Pine Junction - or rent a roll-off.

Announcements

1) The Bears are here! There were several sightings on both sides of the Park

this past week. Please keep food and trash securely inside. There have already been reports this season in other Colorado areas of bears opening car and house doors to get food and one of a vehicle badly damaged by a bear trying to break into it.

2) The culvert replacement project on S. Elk Creek Road, below the Bucksnot, is finally progressing. The contract has been awarded to a private firm and the proposed start date for the work is July 10th. This could change if the flow in the creek is still too high at that time. The goal is to have S Elk Creek Rd closed for only 4 to 5 days. All decisions rest entirely with the contractor at this point. The new culvert will be concrete (rather than metal) with a 50-year life expectancy. Caitlyn will email everyone as soon as she has firm dates for the work and road closure.

3) A question was asked about the reason for the multiple surveys conducted around the Park in the past few months. Several people responded that they were due to a number of properties being put up for sale/sold and that a current survey is often required for a sale.

4) The tussock moth infestation died down last year so there will be no organized, community spraying program this season. Those who wish to have prime trees sprayed or fertilized can contact a reputable company on their own. We have used Timberline Spraying & Mitigation in the past and know they are good; Caitlyn has their contact information. Terry Curl also reminded everyone to monitor their trees and be on the lookout for other types of predators such as Pine & Fir Beetles. Look for sap running down the trunks and sawdust from bore-holes.

5) Chris Travis, owner of the locally-named “Icehouse” is an architect and builder with extensive experience dealing with remodeling historic properties and working with local building departments, including Jeffco. Chris could not be at the meeting but asked Caitlyn to tell any Sphinx Park Member looking to make changes/improvements to their property that he is happy to meet with them, for free, to discuss their project and advise them on how best to proceed. Chris can be reached at truehomeguy@gmail.com.

6) Sphinx Park Maps are available for sale at the Pine Emporium throughout the year; Bob also has a few here today to sell, if anyone is interested. Bob reminded us that the cost of the map is \$10 and if you are a Member, you will also receive an emailed legend listing who owns each cabin address shown on the map along with their emergency contact information. Let Caitlyn know if you need an updated legend. Non-members may purchase maps but will not be given a legend. Thanks to Mark Niksic for again donating a printed run of maps for SPIA to sell; all proceeds go into our general fund.

7) Thanks to Bob Adams for once again bringing his collection of historic area photos for all to enjoy! Bob let everyone with old photos know that he has the capability to make quality copies which could be added to his collection. Please contact Bob to arrange this.

Caitlyn thanked Bob both for his photos and for bringing the delicious pastries for us to enjoy at every meeting – Yum!

Old Business

1) The “sand barrels & stands” project that was approved at the Fall Meeting was completed in late fall of 2016, thanks to Jack Nunemaker, Kier Cline and Barry Bryan. Carol Miller filled each of the barrels with the “special sand” given to us for free from our local Jeffco Road & Bridge Shop. Thanks to all! Though the barrels got light use due to a dry winter, comments as to their effectiveness and placement were all positive.

New Business

1) As noted in Kathi’s report, the dumpster is our biggest expense and steadily growing over time. This past winter the volume of trash required us to keep two dumpsters rather than going down to one as in the past. In an effort to bring in a little more income to help offset the cost, the Board recommended a small increase in annual dues for our full-time residents only. Since full-time residents get much more benefit from the dumpster than part-timers, it seemed only fair that we should bear the increase. Caitlyn noted that our dues, which include trash service, are a super deal compared to what we would pay for individual service. Sharon Niksic told us that she and Mark pay about \$360/year for once-a-week trash pick-up in Conifer.

The need for an increase, how much it should be and who should pay were all discussed as well as how this increase will affect our bottom line: will it be enough? Bob said Pine Grove residents pay \$125/year regardless of full or part time. Lisa Nix said she thought we could do \$125 as well. Joe Moulton said he thought we should do “whatever makes the books balance”. Lou Hall thought any increase should be “across the board” and shared by all Members. Another concern was the chance of other large expenses – such as major road work - that might come up and put us more in the red. Caitlyn commented that given the uncertainty of our weather, extra road expenses are always a possibility. Gary Schlageter reported that one of the water-system tanks will need to be replaced fairly soon with a cost of around \$2500. Caitlyn commented that there is a provision in the by-laws for special assessments to accommodate such large, one-time water system expenses, if necessary. Kathi pulled up the cumulative amount that water-system users have paid in water fees through 2016. That figure is ~\$9650, raising the question of how much of that money would be available for strictly water-system major expenses.

From the range of the discussion, it is likely we will be revisiting this multi-

faceted issue in the not too distant future.

In the end, it was moved, seconded and passed unanimously, that we increase annual dues for full-time residents \$15 to \$100/year, effective immediately for 2017.

2) At-large Board Member, Lynnette Boyer, was introduced as SPIA's new "Fire Safety Liaison". She will be our contact person/go-between for working with Elk Creek Fire Department to make our homes and community safer, to help with insurance company problems and in case of emergencies. Lynnette then introduced Jacob Ware, Deputy Fire Chief for Elk Creek Fire Department. Contact Lynnette at: 303-816-1193.

Jacob gave an informative and useful talk which included the following items, among others:

- a) He explained a home's ISO Rating, based on distance from a fire department, accessibility, etc; more than 5 miles from a fire department gets a rating of 10-unprotected.
- b) Elk Creek Fire Dept. has a "mutual aid agreement" with North Fork Fire Dept. (less than 5 miles) giving Sphinx Park properties an ISO rating of 5 which is much better.
- c) An insurance company can still choose to ignore our ISO rating of 5.
- d) Elk Creek Fire has a grant for a large-scale "chipping" program where they will bring the chipper and truck to individual communities – for free! Lynnette will keep us posted on when this will be available.
- d) One key to making a property fire-safe is thinning and/or removing "vertical components".
- e) Elk Creek Fire is creating a "risk assessment map" which will be available on their website.
- f) Jacob is available to do "Mitigation Assessments" for property owners – for free. It will help with getting/keeping insurance coverage and make your property safer. Contact Lynnette to set up.
- g) Becoming a "FireWise" community was briefly discussed; Lynnette will get more info for us. Jacob highly recommends this program. Check it out at firewise.org.

3) SPIA's insurance coverage was reviewed followed by a discussion of whether or not to keep our General Liability Policy which only covers Sphinx Park's non-county roads. The current cost is \$360/year. SPIA could be sued for an accident/damage/injury allegedly caused by the condition of our roads, in which case, the Association's assets could be drained. Rose Kelly reported a recent incident where a new propane truck driver used Map Quest which took him up Navy Hill and down the nearly impassable back section of Johnson Drive where he nearly rolled the truck over the edge. That is the kind of thing for which we could be sued. A motion was made and seconded to keep the GL policy and passed by a unanimous vote.

4) Caitlyn called for volunteers to help with the “30th Annual Pine Grove Rhubarb Festival” on Saturday, June 10th. Help is needed both Saturday & Sunday! Please contact Shelly at 303-838-4311 or shellymeans@hotmail.com.

6) Our semi-annual road/trash clean-up, led by Bob Adams, was held right after the meeting. It’s always a great way to get our community looking it’s best for the summer.

7) Board Members Patrick Dreiling, Lynnette Boyer and Caitlyn Bryan, whose two-year terms were up as of this meeting, were all re-elected for another term.

8) Stu Brann was available after the meeting, distributing poppies in honor of our Veterans. Donations to aid veterans in need were gratefully accepted. Thank you, Stu!

The Meeting was adjourned at 11:00 a.m.; there were 48 attendees.