

CARRIAGE HILLS PROPERTY ASSOCIATION
Annual Meeting Minutes – July 20th, 2017
7:00 pm, Presbyterian Community Church

7:05 pm – Bob Leavitt called the meeting to order.

Bob introduced each guest speaker.

- Ron Duell – President, General Improvement District 4 Board of Directors
 - Ron gave an update on the GID 4 budget. It appears that they have sufficient funds on hand to carry out road maintenance and snow plowing activities in the coming year.
 - Ron said that our snowplowing contractor (Brian Belleau) is selling his business so we will need to find another contractor. This will be difficult as all such contractors are very booked up.
 - Ron routed a tablet around for people to write down questions, which he will respond to later.
 - Bob mentioned that Christian Lopez, who is on the CHPOA Board, has also been appointed to the GID 4 Board. GID 4 has a 3 person Board, including Ron Duell (president), Roger Fankhauser, and Christian Lopez.
 - Bob went on to say that all matters related to road maintenance, and snowplowing are handled by our General Improvement District, known as GID 4. GID 4 and CHPOA are separate organizations. All questions related to road maintenance and snowplowing should be routed to GID 4.

- Linda Hardin – Town of Estes Park Code Compliance Officer
 - Linda discussed vacation rental regulations that were passed during the past year. There is a cap of 588 vacation rentals in residential zones. Currently there are 520 licenses issued or in process, leaving 68 remaining. The standard occupancy limit is 8 (2 per bedroom + 2). 35 licenses have been issued for large vacation rentals (9 and above).
 - Linda discussed the new wildlife ordinance for the county portion of the Estes Valley. Residents will be required to place all garbage in hard sided containers.
 - Common code violations include people living in recreational vehicles, rubbish accumulation, too many cars, abandoned cars, and weeds.
 - Linda talked about building permits and when they are needed. You don't need a building permit for flooring, minor repairs, and a shed of less than 120 sq. ft. Any plumbing, electrical, gas line or fireplace requires a permit. Reroofing requires a permit but roof repair does not.
 - Linda handed out a code violation calling list, which we will post on our web site.

- Greg Muhonen – Town of Estes Park Public Works Director
 - Greg gave us an update on the Fish Creek Public Infrastructure Project. All work is slated to be completed by the end of the year.
 - Greg answered a question about the Scott Ponds. All work has been completed. No further work is planned for the lower pond. All available grant funds were allocated to the upper pond. No additional funds are available for the lower pond, and it is not in the Town's current or future capital budgets. Another grant would be needed to fund reconstruction of the lower dam to current state and federal standards. Also additional water rights would have to be obtained. Both the upper and lower ponds had been operating without sufficient water rights before the flood, which was not discovered until planning for the repair work began.

- Lindsay McFarland – Estes Valley Watershed Coalition
 - Lindsay described the EVWC and its mission. This includes restoration of streamside vegetation and habitat, and improving the resilience of the overall watershed for Fish Creek, Fall River, and the Big Thompson.
 - The EVWC will be starting a riverside restoration project at the Cheley Camp soon. Another project is planned for the middle Fish Creek area near Little Valley Road.
 - The elk fence around the project on the lower Fish Creek will be in place for about 3 years.
 - Structures to encourage beavers have been placed along upper Fish Creek. Some beaver activity has been seen in the Cheley Camp area.
 - The alluvial fan at the bottom of Fish Creek belongs to the Federal Bureau of Reclamation. They have no plans to rehab that area and they won't let EVWC work in that area either.

8:00 pm – CHPOA Business

- The 2016 annual meeting minutes were discussed and approved.

- Bob introduced the current Board members and thanked them for their service. A special thanks was given to outgoing treasurer Gail Albers, who is retiring from the Board.

- Bob introduced the nominees for next year's Board and took nominations from the floor. There were no additional nominees. The nominees included:

Officers:

- Bob Leavitt (President)

- Mike Wold (Vice-President)
- Debbie Stalder (Treasurer)
- Kim McCormack (Secretary)

Board Members:

- David Born
 - DJ Christian
 - Corine Knudsen
 - Connie Leavitt
 - Christian Lopez
 - Bettie Tully
- The new Board was approved by voice vote.
 - Gail Albers presented the CHPOA financial report and membership status. Total income: \$8,336.12. Expenses: \$770.07. A big expense will be incurred when the slash pickup bill is paid. Total balance: \$26,264.12. There were 272 paid members at the start of the meeting. Several additional people joined during the meeting. We are down about 40 member from last year at this time. The financial report will be posted on our web site.
 - Old business
 - A neighborhood cleanup was held in early May. Next year we hope to expand beyond the Scott Ponds area
 - Stop signs were installed at several locations. The project was headed up by DJ Christian.
 - A coordinated garage sale took place in mid-June. It was semi-successful. We hope to get more participants next year.
 - CHPOA evaluated culvert cleaning contractors this spring, and we are recommending Griffith Construction. Mike Griffith was found to be well qualified and his prices were the most reasonable of the 3 contractors we evaluated.
 - Adams Tree Service has started slash pickup by for paid members.
 - A discount is available from Swingles for tree spraying by mentioning CHPOA.
 - The Boulder County Forestry Sort Yard is located near Allenspark. You can take weeds, logs, large branches, pine cones & needles to this location. It is free and open to anyone.
 - New business, ideas, questions & answers
 - A weed roundup will be held on Elm Road near the transfer station this Saturday.
 - Speeding in Carriage Hills was discussed. Solutions include contacting the Sherriff's office to have additional patrols and working with neighbors to

identify the repeat violators. If it is a single violator, talk to the person or have the sheriff talk to him or her.

- A question was asked about wetlands on a person's property. Are there any regulations or restrictions? Bob will look into it.

8:35 pm – Meeting adjourned.

CHPOA Board Members and Officers 2017 – 2018

Officer Nominees

President – Bob Leavitt, Term ends July 2018

Vice President: Mike Wold, Term ends July 2019

Treasurer – Debbie Stalder, Term ends July 2019

Kim McCormack – Secretary, Term Ends July 2019

Board Members Nominees

David Born: Term ends July 2019

Connie Leavitt: Term ends July 2018

DJ Christian – Term ends July 2018

Don Fredrickson – Term ends July 2018

Corine Knudsen – Term ends July 2018

Christian Lopez – Term ends July 2018

Bettie Tully – Term ends July 2018

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