

**SAND CREEK PARK LAND OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**October 5, 2022 MEETING**

**ROLL CALL**

**PRESENT:** David Mickelson  
Debra Kessinger  
Carrie Staiano  
Kurt Kniegge  
Ray Herrmann  
Chad Washburn

**ABSENT:** Sue Falls  
Jim McNulty

Quorum established. Kurt Kniegge calls meeting to order.

Landowner presentation by Joel Hart regarding fishing easement.

David Mickelson makes a motion to table the presentation for further study after ascertaining landowner preferences at Annual Meeting. Seconded by Debra Kessinger. Motion approved.

**REVIEW AND APPROVE MINUTES:** Ray Herrmann makes a motion to approve July 12, 2022 meeting minutes. Seconded by Carrie Staiano. Motion is approved.

The Board convenes in executive session pursuant to C.R.S Section 38-33.3-308(3) and Section 38-33.3-308(4)(a-f) for the purposes of landowner matters the disclosure of which would constitute an unwarranted invasion of individual privacy.

[REDACTED PORTION HERE]

Marsha Williams makes a motion to end executive session.  
Seconded by David Mickelson. Motion approved.

**REPORTS OF COMMITTEES/OFFICERS:**

**PRESIDENT/LEGAL: Kurt Kniegge, Nothing to report**

**SECRETARY'S REPORT/PUBLIC RELATIONS: Marsha provides update.**

- SCPLOA Annual Secretary of State Report filed.
- Accountant Contract Completed-AK Accounting starting October 2022
- Accounting system conversion completed
  - Old system decommissioned
  - Previous accountant retired
  - New system functioning and offering several enhancements for improved oversight.
- Newsletter topic requests for January newsletter
  - construction applications needed
  - gates vs driveways
  - past dues – stick with 40% late penalty fee or \$100/ whatever is greater?  
Chad makes a motion to keep the 40% late penalty fee for this upcoming year and waive the \$100 stipulation. Seconded by Debra Kessinger. Motion is approved.

**TREASURERS REPORT: Carrie Staiano provides update.**

Checks written since last board meeting on July 12, 2022.

Mayo Properties: Beaver dam repair	\$600.00
Asiant Accounting: June accounting	\$150.00

Sarah Esparza:	July board minutes	\$75.00
9 H Ranch LLC:	16hrs blading roads	\$2240.00 @ 140 per hr
Marsha Williams:	Postage	\$34.32
	Printing	\$158.47
	Fire expense	\$16.96
		Total: \$209.75
David Mickelson:	miles	\$96.76 164 miles @.585 per mi
Carrie Staiano:	miles	\$64.90 110 miles @.585 per mi
	PO box rental	\$232.00
	Postage	\$12.00
		Total: \$308.00

Sand Creek Park Landowners Association: Cert of deposit #1 \$4000.00

Goddard Law Office:		\$573.00
Mayo Properties:	repair cattleguard	\$2208.93
David Decker:		\$307.50 for 20.5 hrs at \$15.00 per hr
Kyle Jones:		\$307.50 for 20.5 hrs at \$15.00 per hr
Asiant Accounting:	July accounting	\$100.00

Marsha Williams:	Postage printing	\$107.11
	Office supplies	\$66.94
	Website	\$442.50
		Total: \$616.55

Carrie Staino:	miles	\$32.18
	Supplies	\$73.40
		Total: 105.58

Goddard Law Office:	July invoice	\$325.00
Asiant Accounting:	August accounting	\$100.00

Past due accounts: 13 accounts still outstanding.

40% late payments penalties applied October 1, 2022 against 3/1/22 dues outstanding (unless on payment plan).

Statements mailed and emailed if email address on file.

**COMMITTEE REPORTS:**

**Architectural:** Ray Herrmann:

4 since last report:

Sexton: approved

Anselmo: Denied

Breck: approved

Carr: approved

**Fish:** Nothing to report

**Animal control:** Plan for improved cattle management for next season.  
Chad Washburn will work on a plan by end of December 2022.

**Roads/Security:** David Mickelson provides update.

Owl Spring cattleguard completed.

Carrie Staiano makes a motion for David Mickelson to get a quote to upgrade a part of gate on 80c at Wapiti. This side gate is the one that Andrew Seidel has offered to purchase in order to keep cattle from breaking wire gate. Seconded by Ray Herrmann. Motion approved.

Sign installation update by David Mickelson.

Hunting Season trespassing update by David Mickelson.

Plan for Contracting Road Service update by David Mickelson.

**Fire:** Fire trailer storage and draining plan by Carrie Staiano

Leave the trailers where they are at with landowner permission.

Cistern location and proposal.

David Mickelson makes a motion to install 1 cistern at Forest Service Circle, east of Wapiti (parcel: 51110-00-068), provided the landowner pays for the tank. Approved budget of \$4000 each. Seconded by Chad Washburn.

Motion approved.

**NEW BUSINESS:** nothing.

**Calendar: Next Meeting – January 11, 2023 at 7:00pm by zoom.**

**Annual Meeting: February 25, 2023**

David Mickelson makes motion to adjourn. Seconded by Marsha Williams.

Meeting adjourned.