

**SAND CREEK PARK LAND OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
JUNE 28, 2023 MEETING**

**ROLL CALL**

**PRESENT:** Debra Kessinger  
Kurt Kniegge  
Marsha Williams  
David Mickelson  
Carrie Staiano  
Sue Falls  
Ray Herrmann  
Chad Washburn  
Chris Cawdrey

**ABSENT:**

Quorum established.

Kurt Kniegge calls meeting to order.

Kurt Kniegge makes a motion to approve April 5, 2023 meeting minutes.  
Seconded by Marsha Williams. Minutes approved.

President's Report:

Kurt Kniegge provides update.

Treasurer's Report:

Carrie Staiano provides update.

Checks written since last board meeting.

Altitude Law	\$1365.00
Sarah Esparza	\$87.50

Marsh Williams	\$572.13 for summer newsletter
Beavers Fish Farm	\$1996.25 for fish stock
Brian Pherson LLC	\$7200.00 road maintenance and repair
State Farm Ins.	\$\$138.57
Altitude Law	\$2176.25
Barnhart's Mobile Mechanics LLC	\$75.00 for road repair and maintenance
Marsha Williams	\$339.47 printing/mailing/seminar/mileage
Carrie Staiano	\$170.05 board expenses/postage
Brian Pherson LLC	\$12,888.00 road repair and maintenance
US postal Service	\$248.00 PO box rental
Total Income:	\$50,492.00
Total Expenses:	\$32,022.15
Total Assets:	\$140,057.34

Secretary Report: Marsha Williams provides update.

Sign policy review and approval – Marsha makes a motion to approve the policy with updates as reviewed, seconded by Kurt Kniegge. Motion approved.

Annual review: policy for handling conflicts of interest of directors- all have received policy, board reviewed and discussed policy.

Construction application: add permission to access property check box? No action taken at this time.

Board training: CS & MW violations enforcement by altitude law, MW legislative and case law update by altitude law. Additional training needs? If interested, let Marsha know.

Violations Discussion by the board. Board members to try to get out to drive out periodically and make note of any gates and infractions that are seen.

Marsha Williams makes a motion to go into executive session. All in favor. Motion approved.

**Executive Session: 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>>

**Reconvene in open session.**

Marsha makes a motion to pursue the 10%, 40% and 8% per annum as stated in the bylaws. Seconded by Kurt Kniegge. Motion approved.

Carrie makes a motion that Marsha Williams meets with the lawyer regarding filing of liens. Kurt seconded the motion. Motion approved.

Roads committee report by David Mickelson.

David Mickelson discusses issue regarding removing a rock placed in the easement. Request to ask the landowner to remove the rock. The board requests David reach out to landowner to remove the rock, if not, then advise Board to issue a violation.

David to talk to another about removing the wood box installed around driveway in right of way. If landowner will not correct David will advise the board to issue a violation.

David Mickelson makes a motion for him to talk to both landowners regarding both issues. Marsha Williams seconds motion. Motion approved.

Cattle guards: forest service circle status- David provides update. Mayo likely unable to complete the project. David Mickelson to find someone else to complete it.

Cattle gate: wapiti cattle gate per Andrew (open issue from last year). Agreed that Andrew would buy the cattle guard and the board will install it.

Kurt Kniegge will channel all contract needs and will execute all contracts for any change orders or new contracts needed to complete road work this year.

Cattle guards: Not sure of which additional one will be planned for completion prior to winter, need to determine if we have a resource available to work on them.

Grading: status?

Grading antelope ridge request- completed.

Grading windy ridge request- to be completed.

David Mickelson provides status of grading on Plano road. David requests to take out culvert. Carrie makes a motion to take out culvert. Seconded by David Mickelson. Motion approved.

Security: David Mickelson provides update.

Inventory of missing signs completed. Marsha/Chris/Sue to work on project. Signs: plans to order and install? David provides update.

Animal Control: Chad Washburn provides update.

Gate down by new cattle guard. Cows reported within sand creek.

Jennifer Kelly grazes cows on Galvan/Hunsaker and Erickson property both inside & outside of Sand Creek.

Fish: Chris Cawdrey provides update.

Architecture: Ray Herrmann provides update. 4 open applications: Wayne-cutting a drive way. Motion to approve by ray. Chad Washburn and David Mickelson oppose. Motion approved. Chris Cawdrey and Kurt Kniegge abstained.

Townsend Building a cabin but plot plan is not clear and we cannot determine any ridgeline involvement, – motion to approve David Mickelson. Seconded by Ray Herrmann. Motion does not carry. Motion is denied. Townsend will be asked to resubmit with additional plot plan details.

Houston – metal building – motion to approve by Chad Washburn. Carrie Staiano seconded. Motion approved.

Stonier – 2 wooden wood sheds- previously approved.

Public Relations: Marsha Williams provides update.

Old Business: None

New Business: Meeting in August? – Request one if needed to wrap up end of season details.

Next Board meeting: October 4, 2023 at 7pm.

Marsha Williams makes a motion to adjourn. Seconded by Kurt Kniegge.  
Meeting adjourned.