

**SAND CREEK PARK LAND OWNERS ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 4, 2023 MEETING**

ROLL CALL

PRESENT: Debra Kessinger
Kurt Kniegge
Marsha Williams
Carrie Staiano
Ray Herrmann
Chad Washburn
Chris Cawdrey arrives at 8pm

ABSENT: David Mickelson
Sue Falls

Quorum established.

Kurt Kniegge calls meeting to order.

Marsha Williams makes a motion to approve June 28, 2023 meeting minutes.
Seconded by Chad Washburn. Minutes approved.

Reports of Committee/Officers

President and Legal Report:

Kurt Kniegge provides update.

Secretary and Public Relations Report:

Marsha Williams provides update.

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.

Motion to approve lien placement on accounts over \$500 by Marsha Williams. Seconded by Chad Washburn. Motion carries.

Annual SCPLOA secretary of state filing is completed.

Treasurer's Report:

Carrie Staiano provides update.

Checks written since last board meeting.

State Farm Ins.	\$734.00 liability insurance
Altitude Law	\$2173.00 for landowner fishing matter
Sarah Esparza	\$100.00 for minutes
Marsh Williams	\$679.12 for miles/postage/legal and collections
Alyx Hamilton	\$300.00 for accounting
Brian Pherson LLC	\$7155.00 road maintenance and repair
David Mickelson	\$263.30 for miles
Brian Pherson LLC	\$3105.00 for grading
Marsha Williams	\$2231,94 for road signs/postage/printing/board expense
Altitude Law	\$62.00 for landowner fishing matter
Marsha Williams	\$549.64 wooden stakes/delinquency letters/QuickBooks subscription
Brian Pherson	\$337.50 for road maintenance
Carrie Staiano	\$155.10 for miles/postage
Total Income:	\$52,040.41

Total Expenses: \$49,867.75
Total Assets: \$123,771.71

Roads committee report by Marsha Williams due to Dave's absence.

Cattle guards: Mayo Forest Service Circle status. Postponed until Spring. No additional planned for completion prior to winter. Follow-up

Cattle gates: Andrew Seidel Wapiti cattle gate purchase (open issue from last year) 2ea 8ft not approved, arranging one 16 ft gate. Follow-up

Signs: installation progress by Kurt Kniegge, ordered replacement signs, installation in progress. Follow-up

Signs: Hidden Meadow sign installed per landowner agreement.

Driveway Rocks issue: Kelly parcel on Bridge Road. Unsure if David has been able to communicate with landowner who contacted us after letter. [Update: Rocks appear to have been pushed back from roadway.] Follow-up

Landowner Road issue: rain ruts in road need to transport building, agreed landowner can hire association vendor and submit construction app with pics to resolve this fall. Follow-up

Landowner Road issue: Chad to review culvert need on 52230-00-006. Follow-up

Security: No update.

Animal Control: Chad Washburn provides update – unable to identify cow tags due to various uses and lack of standards. [Update: Most cattle were collected last week, just a few stragglers remain].

Architecture: Ray Herrmann provides update.

Ray to step down as lead of architecture committee. Motion for Chad Washburn to replace Ray Herrmann as lead on Architecture committee by Kurt Kniegge. Seconded by Marsha Williams. Motion carries. Chris to assist Chad and Marsha in

possible creation of online tool to submit and then vote on construction apps.

Follow-up

Fish report by Chris Cawdrey, will begin vendor outreach in March.

New Business: Fire trailers – all three fire trailers were auctioned off and invoiced to landowners.

Next Board meeting: Wednesday January 3, 2024 at 7pm

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

Meeting adjourned.