

Cedar Park Road Maintenance Corporation  
PO Box 344, Drake, CO 80515  
Annual Meeting Minutes  
Saturday, July 18, 2015

Total Attendance: 22 members with 28 votes; plus 3 proxy. Total votes 31  
Quorum = 15

Meeting was called to order and officers introduced: Teri King, President; Vern McMillin, Vice President; John Green, Treasurer; Beth Pfeifer, Secretary.

Additions to the agenda: Karen Yuskaitis requested item about mailing. Gary Kubinak requested item about donation to the PID

**Reports:**

There were no corrections to the minutes of last year's meeting. Pete Rowan moved we accept the minutes as printed. Second by Amanda Carian. All in favor.

Treasurer's Report: We have \$6,656.29 in our checking account, \$22,021.62 in savings. Total available funds \$28,677.91 Expenditures: \$180 for snow removal. This was for snow removal done in 2013 and the statement just submitted. \$600 for stipends. \$4 bank charge and \$220 attorney. We still need to pay \$1,122 for insurance.

Questioned if insurance is needed. This will be discussed and decided by the board.

Ed Ostransky moved we accept the treasurer's report. Second by Gary Kubinak. All in favor.

Filing Directors: Ed Ostransky of filing 6 is the only one that submitted a report. See attached.

**Old Business**

1. Concerns with conditions of culverts deteriorating. How can we help?

The landowner is responsible for installing and maintaining culverts on their property as stated in our covenants. Failure to do so may cause damage to our roads. The PID cannot enforce this policy. This will be looked into further.

2. ATV business operating in Cedar Park - enforcing covenants in the community where property owners are creating a nuisance for other owners. What is needed – pictures, instances, dates, times, etc. We have options.

Are there covenants in place that are in effect? There was a disagreement on this. It will need to be researched.

It was pointed out that we are a Road Association Corporation board, not an HOA board and that we, as a board, cannot do anything. It will be up to the citizens. Amanda Carian has been working closely with Tony Brooks of the Zoning Department. He has basically told her that he doesn't have time to deal with this.

Some of our options: What about a sanitation issue? Can contact the Health Department. Contact our County Commissioner. Go to a Zoning Board meeting.

If needed, those who wish can donate to hire an attorney.

Bruce MacBryde moved to determine: Does the community agree that the ATV business is a nuisance and that something needs to be done. Second by Gary Kubinak. All in favor.

## **New Business**

### 1. Mailings

Per last year's by-law updates mailings are to be done electronically to save on expenses of mailing via postal service. As a courtesy, the Secretary can mail newsletters and notices to those who do not have email, but needs to be notified. Karen Yuskaitis requested that things be mailed to her.

### 2. Election of Vice President. Note that this office will move up to the President position next year.

Gary Kubinak nominated Mary Hill, second by Shirley McKenna

Beth Pfeifer nominated Teri King, second by Deb Green

Count – 17 votes for Mary; 14 for Teri.

Congratulations Mary

### 3. Election of Secretary

Mary Hill nominated Ashleigh Flodin, second by Teri King

John Green nominated by the board.

Count – 4 votes for John; 27 votes for Ashleigh

Congratulations Ashleigh

Note that Ashleigh was not present at the meeting. If she should decline, the office will go to John.

### 4. Assessment for projects and further HOA functions in 2016.

Board recommends no assessments. There were questions as to what we would need money for. What is the purpose of the board since we no longer maintain the roads? There are other administrative costs to keep us as a viable legal organization.

Vern McMillan moved \$0 assessment, Bill Fitzgerald second. All in favor.

### 5. Filing Alternates.

It was brought up that we need filing alternates for filings 4 and 6. No volunteers at this time.

Ashleigh Flodin is alternate for filing 1. With her election as Secretary, James Toland volunteered to be her replacement as alternate.

### 6. What is the consensus of existing PID, concerning the work being done for our community?

Gary Kubinak spoke about what that the PID is doing. PID is asking that we donate money to them.

Gary assured us that money donated from Cedar Park will be used in Cedar Park, not necessarily where we request. That decision will be made by the Larimer County Engineer. The delay on some of the work this year was because they did not have a contractor in place. Gary then made a motion that CPRMC donate \$16,000 to the PID. Second by Bill McKenna. Vote: 23 for; 8 against.

### 7. Should we revise bylaws to remove our self-imposed restriction on contracting for road maintenance?

There are no self-imposed restrictions. The restriction referred to is that CP cannot contract any road work. The PID only can contract road work. This is per the county.

### 8. Other comments

Ed Ostransky wanted it noted in the minutes that the consensus of meeting attendees is that the PID is working well for the community.

Deb Green noted that the PID has done a lot of good, CPRMC also had done a lot of good, PID should recognize the resources of CPRMC and listen to all perspectives.

Gary Kubinak commented that filing for dissolution of CPRMC may only cost \$25 and as the required

election doesn't have to be a monitored election, need not be as expensive as the Attorney's estimation of \$6,000.

Bill McKenna mentioned that the work in filing 2 was excellent quality engineering at upper new culver.

Ed Ostrasky moved the meeting be adjourned. Second by Gary Kubinak.

Meeting adjourned.

Respectfully Submitted,

Beth Pfeifer, Secretary, CPRMC

July 18, 2018

6<sup>th</sup> Filing Directors Annual Meeting Road Report.  
Edward Ostransky

All the roads in 6<sup>th</sup> Filing need to be ditched and graded. Some more than others.

Cedar Park Drive where the bog appeared after the flood of Sept 2013, (at 1079 Cedar Park Road driveway) still has only the temporary repair and still waiting for the county (FEMA) repair. It is my understanding this is scheduled for work between July 19 and July 26, 2015.

There are a number of slash piles and some cut logs in the ditch along Filing 6 Lot 10 (Schranz) that need to be removed to allow for proper ditching.

There are a number of large holes on Meadows Circle between Filing 6 lots 19 & 7. A good grading and crowning of the road should take care of this problem.

Bowser court is in dire need of ditching. The road is higher on both sides of the road than the center of the road causing all the water to run down the center of the road causing substantial washing.

At filing 6 lot 39 on the back property line (borders Cedar Park Drive) a culvert needs to be installed or the road built up sufficient to create a ditch on the up-hill side of the road for water control. If neither is done, we will experience the same problem encountered on the Forrest Service road (2 mile road) where the water is eroding the road. If not addressed in the near future, we will be spending considerable funds to repair this part of Cedar Park Drive.

The road at Filing 6 Lot 26 needs to be either ditched on the east side of Cedar Park Drive or the road built up from just North of the property drive way to just past Jug Court to create a ditch to prevent water from running across Cedar Park Drive and washing off the road aggregate.