

To: The Board of Cedar Park Road Maintenance Corporation

From: The Storm Mountain P.I.D #55 Advisory Board

May 20th 2015

The Storm Mountain P.I.D #55 advisory board wishes to maintain an open and receptive relationship with owners of property within the district and encourages input and ideas from Owners, and so we wish to thank property owners Teri King and John Green for their input and ideas contained in a letter given to the advisory board meeting may 18th 2015.

Our Bylaws state that "the Advisory Board may organize such committees as it deems advisable and useful in carrying out the affairs of the Advisory Board" and that "The Chair shall appoint members of the various committees with the advice and consent of a majority of Advisory Board members". With the learning curve involved in the formation of the Advisory Board itself, working under county guidelines plus dealing with the governmental agencies involved due to the flood of 2013, we felt it would have been ill advised to form any committees until the board was experienced and the flood repair to be done by two different government agencies was completed. We are getting close to the time when the flood repair work will commence and if it is deemed advisable will look at forming at least one committee after the work is completed.

Teri & John

We will address each numbered item on your letter to us to the best of our ability

1. Many of the items in your letter will be answered in the course of the scheduled annual meeting, and you as a property owner may ask questions. We would hope that this response would answer many of your questions.
2. We do appreciate and take under advisement all your recommendations.
3. We will take note of needed repairs and improvements to interior roads brought to us by all filing directors.

Under your letters heading **Information Requested**

1. The Advisory Board understands that you as two property owners and being board member of Cedar Park Road Maintenance Corporation wish to control where money collected from other property owners prior to 2014 for the purpose of road maintenance is specifically used. Our bylaws state "The Advisory Board represents and protects the best interest of the district as a whole and encourages and supports efforts and tasks that offer the greatest benefits to the entire district". In order to follow the above bylaw the Board feels it would be inappropriate for us to allow two property owners to determine exactly where money collected from many other property owners was spent and would not necessarily be to the greatest benefit to the entire District. However we would entertain suggestions as to where the money was spent and possibly those areas would be deemed to have the greatest benefit to the entire district.
2. The Board has not yet set a policy regarding the allocation of funds between interior roads and the access road. We currently allocate funds where it is deemed necessary. We are waiting to see exactly what work is actually done on the access road with money coming from other sources. If and when we do set a policy it will consider "the greatest benefit to the entire district"
3. Minor grading was delayed due to the weather, not because of the lack of a county approved contractor we can spend \$5,000 with anyone we choose without a contract as long as insurance requirements are met. We had Road Runner Grading planning on grading on the weekend (Friday, Saturday & Sunday) beginning on May 1st. Unfortunately it has rained many days since then.
4. All P.I.D's have reserve funds, these funds do not show up on our monthly budget/expenditures report from the county, but are reported to us twice a year. The reserve fund is financed with monies left over at end of the 1st calendar year. The Chip seal resurfacing(every 3-5 year) is part of the regular budgeting process and not an emergency item.

Under your letters heading **General Recommendations to the Storm Mountain PID Board**

1. We appreciate your experience living in the district, driving on our roads, and serving on Road maintenance boards. Those experiences are shared by all members of the PID Advisory Board. (4 of which have served on Cedar Park or Cedar Springs Boards. We as a board have found it wise and very beneficial to have Larimer County Public Works Division and its engineering department available to assist us in the planning of road maintenance and improvements.
2. As mentioned in our posted and published Annual Meeting Agenda we do intend to complete a 10 year plan. That work will begin after all flood related repairs have been completed.
3. Additional capital improvement projects will be included in a community approved long range plan.
4. We are also concerned about increased speed on an improved access road and will take every measure we can to reduce drivers speed. Limited sight distance segments will continue to be a problem. The majority of the limited sight distances (curves) are on the portion of the access road that belongs to the Forest Service. As we all know it is next to impossible to get the Forest Service to do anything. That said we can certainly make recommendations to them and will do so.
5. We need to be realistic and proceed as our bylaws state "to the greatest benefit of the entire district" If we were to wait until unlikely blasting and widening of the access road was done by a Forrest Service that most all would agree is not going to do it we would never need to schedule any road improvements. If there are any places on the roads that we have control over that we can affordably widen we would consider that, but not before doing standard road maintenance or improvements that we are responsible for.
6. We will take note of specific areas that filing directors note need attention. Because we now have a contractor for our annual road maintenance we may create a small (3-5 people) committee made up of Storm Mountain district property owners in both subdivisions that wish to provide updates on road conditions
7. Please see #4 under **Information Requested**. Current plans are to grade all roads every year, with further maintenance (material brought in, rolling and dust control) being done on the roads used by the most property owners (this again in compliance with our bylaws). If the access road does end up being chip sealed or paved in its entirety most years will see more money available for lasting improvements on interior roads. Those years where chip seal is budgeted would still see all roads graded.

P.I.D. Advisory Board

Mary Hill Gary Kubinak David Maslowski Jim Egan Jim Eccleston