

# CPRMC Annual Meeting Minutes July 16, 2016

Cedar Park Road Maintenance Corporation  
PO Box 344, Drake, CO 80515  
Annual Meeting Minutes  
Saturday, July 16, 2016

Total Attendance: 64 members with 48 votes; plus 36 proxy. Total votes 86  
Quorum = 15

Meeting was called to order and officers introduced: Vern McMillin, President; Mary Hill, Vice President; John Green, Treasurer; Ashleigh Flodin, Secretary.

Additions to the agenda: None. Thank the Fire Department for the use of the new Fire Station! Mary Hill has asked we keep comments to 2 minutes due to the size and content of the meeting.

## Reports:

Request by Kathleen Huttman to read last years meeting minutes. Minutes read by Ashleigh Flodin. There were no corrections to the minutes of last year's meeting. Mary Pancheri moved we accept the minutes as printed. Second by Rebecca White. All in favor. Marty Meskel said he did not receive notice of the Annual Meeting 30 days prior. CPRMC By-Laws were updated in 2013 to use email as our means of communication to save money. As a courtesy, the Secretary can mail newsletters and notices to those who do not have email, but needs to be notified. Kathleen Huttman asked if we have a scribe and facilitator per Parliamentary Procedure. The Secretary is the scribe and the President is the facilitator.

Treasurer's Report: We have \$523.29 in our checking account, \$10,022.16 in savings. Total available funds \$10,421.92. Expenditures: \$1,122 for insurance, \$840.00 for administration and \$400 attorney. We still need to pay \$300 for the website renewal. Kathleen Huttman question regarding discrepancies between July 2015 and December 2015. Money given to the PID came from checking and savings accounts combined. Detailed Treasurers Reports can be found on the website [www.cprmc.org](http://www.cprmc.org)  
Ed Ostransky moved we accept the treasurer's report. Second by Dale Tomczyk.. All in favor.

Filing Directors: No reports.

## Old Business

1. Vern McMillin thanked everyone for coming and has never seen so many people at an Annual Meeting. He has enjoyed being on the Board and is becoming more informed about the By-Laws. He thanked Mary Hill, John Green and Ashleigh Flodin for answering his questions and giving their input. He now turns the meeting over to our new President, Mary Hill.

## New Business

1. Tree trimming and clearing ditches. Brush, saplings and fallen trees are the property owners' responsibility to clean up. It is costing the PID money when they have to stop snow plowing to clear trees because there isn't an 8-10 foot cleared area on either side of the road. The roads cannot be plowed efficiently if the contractor has to clear downed trees. It has been suggested that in order to help property owners clean their ditches of downed trees, saplings and brush, that perhaps CPRMC could hire a wood chipper if owners would haul the slash to a centralized location. Any input from property owners is requested.

Karen Yuskaitis suggested that CPRMC contact the property owners to notify them if their trees are an issue to the snow plow. Lori Staley is willing to volunteer to help property owners clean up where

their property meets the road since this is a really big problem in the upper filings. Marty Meskel asked if maintaining the ditches wasn't the PID's responsibility. Shannon White didn't clear ditches when he worked for CPRMC and it is not the responsibility of the PID either. Carolina Nyardy commented that is an excellent idea to notify property owners and wanted to add that we should ask that they reply to their notification by a set date. Also, if you live in the city, while the sidewalk is owned by the city, you are responsible to keep the sidewalk cleared to not impede foot or car traffic. The same applies to your property on Storm Mountain. Bill McKenna suggested we give the property owner an option to have CPRMC hire a contractor to clear their ditches and bill them. Karen Yuskaitis doesn't think CPRMC should hire a contractor or a wood chipper since it is the property owners' responsibility to maintain their property. Rebecca White asked if property owners can email Mary Hill with other suggestions. Mary Hill agreed. Her email address is mhilly@exede.net

2. CPRMC has formed a committee consisting of Deb Green, Mary Hill, Ed Ostransky and Ashleigh Flodin to formulate questions to take to the attorney regarding dissolution of CPRMC. Our first meeting took place July 7th and the next is August 25th. Please see the Information Only handout, from Ed Ostransky, which was available at the beginning of the meeting. The Information Only handout states:

"Cedar Park Road Maintenance Corporation (CPRMC) was formed for the purpose of maintaining the roads within Cedar Park, as well as the Access Road. With the creation of PID #55 in the November 2013 election, it assumed responsibility for all the roads within Cedar Park and Cedar Springs as well as the Access Road. Is there any valid reason for Cedar Park Road Maintenance Corporation to continue to exist? PID #55 has a voice message telephone 1-970-429-5350 where residents can communicate with the PID #55 Board to express your appreciation for a job well done, or let them know what concerns you have. Our website is [www.cprmc.org](http://www.cprmc.org) with a link to the PID#55. If Cedar Park Road Maintenance Corporation continues to exist, sometime in the future, road fees will once again have to be assessed. Currently, there are sufficient funds to keep CPRMC functioning, but that will change eventually. Let the board know your thoughts relative to the dissolution of CPRMC. A meeting will be scheduled with our legal counsel to determine what is required to dissolve CPRMC and how to address delinquent property owners with liens on their property. How do we dispose of any CPRMC funds remaining should the property owners vote to dissolve CPRMC? The logical place to transfer the funds would be to PID #55 since its charter is the same as CPRMC. Please let the board hear from you with your thoughts and opinions."

James Toland asked if we keep CPRMC, what benefit is there? Ashleigh Flodin stated that it has been suggested that the "benefit" is that CPRMC can be made into a sort of HOA specifically to enforce the Protective Covenants that have not been enforced for 46 years. Ashleigh Flodin stated she does not share this vision of CPRMC. Deb Green stated that the Protective Covenants are indeed old, but that they can be amended and re-written to fit the needs of Cedar Park. It was asked if the Protective Covenants would have to be voted on. No, the Protective Covenants already exist; they would just have to be enforced. Kathleen Huttman asked what the problems are with the Protective Covenants, why should we keep CPRMC and can't the PID or the County take over the liens? No, the PID nor the County can take over the liens. Please read the Protective Covenants on the website to clarify issues. Dave Maslowski asked how CPRMC can enforce the Protective Covenants that aren't mentioned in the By-Laws. The Protective Covenants are documents that co-exist with the By-Laws and are in the Articles of Incorporation. Bill McKenna stated that the Board has always been strictly a Road Maintenance entity, it takes money to run the CPRMC Board and there is no reason for CPRMC to become an HOA. CPRMC means nothing when we have the PID to take care of the roads, so it's a waste of money. Tim Gallagher states that there are three reasons already mentioned to dissolve CPRMC: CPRMC can't do road work, the filing directors don't have reports to report and the biggest reason is the cost of insurance. Kevin Beaty asked the Treasurer if we have had any success collecting on the property liens. In 2016, we collected on one lien for \$1,300. Kathleen Huttman asked about the difference between the 2015 lien amount and 2016 lien

amounts-a difference of \$3000. John Green, the Treasurer said he didn't recall the exact amount collected, but that it was probably from a lien and that the detailed documents are at [www.cprmc.org](http://www.cprmc.org) Ed Haimes made a motion to dissolve CPRMC. Marty Meskel second. The vote to dissolve CPRMC has to be put before the entire community through Proxy before it can be voted on. Betsy Tallman stated that there was supposed to be a 15 year time limit on the PID and what do we do if the PID is voted out. No, there is no 15 year time limit and the Road Board would have to be re-created. Ed Ostransky stated that the Board is already looking into dissolution and voted that dissolution vote be presented at the 2018 Annual Meeting. Gary Kubinak, President of the PID stated that there is no 15 year limit on the PID and there won't be another vote regarding the PID unless that is a vote to dissolve it and CPRMC will have to assess dues in order to exist. Caroline Nyardy suggested we have a third party go over the accounting before dissolving. Pam Gonzales asked Ed Haimes if he was willing to amend his motion. Ed Haimes amended his motion to state: I move that we take the steps necessary to dissolve CPRMC and that any residual money be transferred to the PID. Marty Meskel second. Vote: 69 For; 6 Oppose. Motion passed.

Karen Yuskaitis motion that the Dissolution vote is to take place sooner than 2018. Edward Flodin second. Harry Feichtner stated that 2018 was only a target date and that CPRMC Board voted to not go beyond 2018 and that we can vote to dissolve earlier than that. Ed Ostransky suggested the approximately \$19,000 in liens be collected prior to dissolution. Demand letters have already been sent to Colorado property owners. We need to consult with an attorney about the property owners that are out of state regarding how to collect on those liens. James Toland asked if the debt can be taken over by the PID. No, the debt belongs to CPRMC and the PID can do nothing about it. Rebecca White asked how long have we tried to collect on the liens? We have not had much success in the past collecting, so we have not tried to collect on the liens because of the legal fees. Usually we have to settle with the attorney and the property owner. Using the attorney hasn't been of a great benefit to CPRMC financially. Kevin Beaty commented that we are chasing \$19,000 with the hopes of collecting, but only achieve settlements; this is throwing money away that is supposed to go towards the roads. The roads don't get better through settlements. It's better to take the cash we have in hand and use it on the roads through the PID. Vote 57 For; 6 Against. Motion Passed

3. PID request for the CPRMC email database. Motion by Mary Hill that CPRMC share the email address database with the PID. Ed Ostransky second. All in favor. Motion passed.

4. The Board recommends no road dues assessment. Bill Fitzgerald moved for no road dues assessment. Marty Meskel second. All in favor. Motion passed.

5. Election of Vice President. Note that this office will move up to President next year. Community Nominees: Deb Green or Vern McMillin. Count-56 votes for Vern; 14 for Deb. Congratulations Vern.

6. Election of Treasurer. Community Nominee: Bill Fitzgerald. Board Nominee: John Green. John Green has withdrawn his name from consideration. Bill Fitzgerald is Treasurer. Bill stated that he believes that the community has spoken and will move forward in an expeditious way towards the dissolution of CPRMC. Congratulations Bill.

Ed Ostrasky moved the meeting be adjourned. Second by Pete Rowan.

Meeting adjourned.

Respectfully Submitted,  
Ashleigh Flodin, Secretary, CPRMC

Note: Email database was emailed to Jim Eccelston, PID Secretary on 7/20/2016