

Storm Mountain PID #55
2020 Annual Meeting Minutes
June 13, 10 AM – Audio meeting

Link to recording:

https://www.stormmountain.org/wp-content/uploads/PID55_2020AnnualMeeting_13June2020_Audio.mp3

Directions for access: You should be able to access the recording directly from these notes; just click on the link above to start the recording. You can cut and paste the link into any browser and then go to the recording. There will also be a direct link on <https://www.stormmountain.org/pid/> when the minutes are posted. If you wish to download a copy just right click once the recording has started and choose the 'save as' option.

Board Members in attendance: Connie Garrett, Joe Leo, Gary Kubinak, Deb Green, John Lodico
Community Members in attendance: Dave Legits, Doris Moritz, Mary Pancheri, Becky White, Rachel Cunning, Matt & Holly Charboneau, Edward Ostransky, Dawna White, Candice Ingold, Mark & Kenya Haupt, Ashleigh & Edwin Flodin, Greg Gonzales, Cameron Schappe, Liz Mrofka, Shirley Mckenna, Mary Hill, Kerry Edwards, Barb Carlson, Karen Dilka, Lori Staley, Christie Knudsvig, Joanne Knight, Wireless Caller (?), Kaelen Barden, Nicholas Engen, Edward Haimes, Karen Yuskaitis, Jeremy Garrett, Scott Christensen

Introduction: Gary Kubinak

Gary welcomed Joe Leo to the board as the newest member, replacing Mary Pancheri who resigned earlier this year. He asked that community members hold questions for each topic until board members finished speaking.

Summer Roadwork Description:

PID board members and community committees looked at all the roads on Storm Mountain. The PID also met with Justin Foster of Foster Dirt, the road contractor, to discuss potential projects beyond the initial basic grading/crowning/watering/ditching that will be done on all roads as needed. Gary Kubinak reviewed the access road and lower filing work list; Connie Garret reviewed the upper filing work list. Access Road: A second coat of chip seal including fog sealing will be put on the upper part of the access road just below the "T" the week of June 15. A minor grading will also take place on gravel portions of the access road that week. Major work will take place sometime in July to try and extend the life of the smooth surface. This work will include an application of a lignin/mag chloride mix to bind the road surface.

Lower Filings: All roads will receive the basic grading work, as needed, beginning July 10. Heavily used roads such as Storm Mountain Dr, Lakeview, Palisade and Snow Top may also get some added materials and possibly spot treatment with lignin/mag chloride, depending on costs. Foster Dirt is working up an estimate to perform work on Chipmunk Dr downhill from the old firehouse where water flows under the road into the lake. This area has recurring issues with mud and poor drainage. Residents did volunteer to chip in some funding here, but the PID felt they should not have to pay for

work on their road! If there are funds left some additional materials will be placed on Wolf Drive to complete work begun in 2019.

Upper Filings: All roads will receive the basic grading work, as needed, when the basic grading is completed in the lower filings. A number of special projects were reviewed with Foster Dirt and the PID is awaiting estimates. As many of these projects will be completed as possible. Projects being considered include additional material (road base) on Cedar Park Dr above #759, near Homestead and Meadows, and other portions on Cedar Park Drive where work ended in 2019; widening the turnaround areas on the cul-de-sacs at the Pine and Bear; new culverts at one location on Meadows and below #759 Cedar Park Dr; and additional ditch work beyond the basics on Granite, Elk and Meadows.

In a number of locations there may be some additional preventative work clearing hazardous trees.

Snowplowing plans for 2020-2021: Gary Kubinak's summary of the official board view of the snowplowing discussion is listed first, followed by individual community comments.

Gary Kubinak:

The PID board has spent a great deal of time discussing the topic. There have been issues with Four Seasons plowing this year; the board feels it has tried to work through all options to arrive at the best solution. Of the numerous comments on the Storm Mountain e-mail group, approximately 20 were clearly from lower filing residents, a number of the others were from upper filings or it was unclear where they were from. Lower filing residents were almost unanimous in their support of Four Seasons. Upper filing residents had mixed comments, with some residents very critical of Four Seasons. The people in upper filings deserve safe roads as much as those in the lower filings.

Comments directed at the board concerning this issue have been uncivil and untrue. I have lost friends. I am disappointed that Matt Charboneau went to the county bypassing the PID board. People saw and believed one e-mail. People have the right to agree or disagree but it should be based on true statements. I will be resigning following this meeting. I will support whatever the board votes for: I only vote in case of a tie.

Jeremy Garrett: I want to thank the board for all their work on this issue. I believe it is important that the community be informed on the topic, and actions can be taken from there.

Holly Charboneau: I read the comments from both John Green and Gary Kubinak. I believe that there was a great front-end learning curve plowing up here which was less for Kerry Edwards as he had many years of plowing experience. I support inviting Four Seasons back and that they have learned enough this year to build on.

Kaelen Barden: I urge trying to find a neutral ground. The PID has a difficult job here; I also believe that Four Seasons did a good job this year. A good solution would be something that works for both sides and helps the community. More ground rules at the beginning of the season may help. It would take more than one call to resolve the issues: Larimer County, Four Seasons and the PID should work together: if I can help let me know.

Dawna White: I have read through most of the numerous e-mails. I want to thank Four Seasons on their work clearing a culvert and cattle fences while working last year. I agree with Holly that they worked hard and have invested a great deal in equipment to work here. The winter was hard with a lot of heavy wet snow. I support a compromise that would allow them to work again next year.

Becky White: I am responding to John Green's request for information from people living in the upper filings. I live at 8600' elevation. I thought the access road and major lower filing roads were excellent. I found the upper filing roads scary to use at times. Storm Mountain Dr through parts of the burn area was one lane for a while until widened by Dave Legits with a backhoe. The Cedar Park Dr switchbacks were also narrow at times. I believe that whatever the PID decides will be correct.

Lori Staley: I have property on Elk Way (upper filings) and came up a number of times this winter. The road was not plowed often or well and access was hard, too often one lane. Residents up top also need good services and safety.

Candace Ingold: I live at 210 Wolf Drive. I appreciate the problems in the upper filings. I believe there were a number of questions not asked on the e-mail list due to the general drama. I very much appreciate the response from Ashleigh on a request from a disabled veteran at the end of Wolf Dr; she deferred to the PID as the request for plowing came when the official depth to plow was not met. Can the contract be split between two firms?

Response from Gary K: The board had not considered the issue of people with medical or other special needs. It is still on our radar to develop a voluntary list of people that may need to be plowed out sooner. At this time, it is too late to consider splitting the contract. The proposed contractor that we spoke too has offered Ashleigh a job, but we have not had a response from her.

Rachel Cunning: I am the Latin Teacher, new to Storm Mountain. I value the sense of community here and strongly urge trying to get along. I thank the board that has a hard, thankless job and Four Seasons for doing a good job this winter; I was glad to be able to get out to my job. I did drive to the upper filings once for snowshoeing and found the drive in the upper filings to be an adventure. I'm grateful I do not have to solve this problem.

Cameron Schappe: I have not read the e-mail. I have a concern on getting to work 2 years ago. Is it possible to get a better company?

Response from Gary & Connie: Plowing 2 winters ago was a bad adventure. Connie mentioned that one of her main concerns was whether a contractor would hire local drivers; the one we are considering would and it returns money to the community.

Edward Flodin: Liability insurance is very high and requires anyone hired to be covered to \$1,000,000.

Response from Gary: People hired would be employees, using a company truck, not a contractor. Trucks would be kept on the mountain.

Edward Flodin: Ashleigh was very good on the lower filing roads. It is easier to stay ahead than in the upper filings. If plowing is not started ASAP the snow piles up too high and the roads get narrow. It is best to plow before the storm finishes: he felt a flatland plow contractor would wait. We now have a new truck and all of this season's lessons learned to build on.

Barb Carlson: It is difficult to comment as I am friends with both Four Seasons and the PID board. Connie's analysis resonated, but there is also value in spending more money to get more service. A new company could cause problems in upper and lower areas. I strongly support Four Seasons believing they can do the job; we need to be one functioning community.

Ed Ostransky: Regardless of the contractor, roads need to be plowed full width.

Scott Christensen: I am a part time resident on Meadows near Tallmans. I come up about once a month. I had no problems this year getting in or out and would support extending Four Seasons for another year. (Scott does check current road conditions with Tallmans before coming).

Kenya Haupt: This is more of an educational question; how is the PID funded? What happens if you go over budget?

Response from Gary: PID funds come from a property taxes, set by a mill rate. When property taxes go up, so does the PID income. There are 2 major items in the budget: snow removal and summer road work. We plow as much as needed: if we use more money than budgeted, less is spent on road work.

Mary Hill: I've been here 22 years and a grader has always been used on the upper filings. I would like to know how Four Seasons hired people. I also had to deal with snow pushed up into my driveway creating large banks that were hard to navigate. If our past year plow contractor had gotten \$80,000 roads would have been great.

Ashleigh Flodin: How is the budget distributed?

Connie responded: Connie review the attached spreadsheet categories.

Christie Knudsvig: I think the work done in the lower filings was excellent and that Four Seasons should get a second chance. If Four Seasons is not renewed does it open the contract to bid?

Gary responded: We would try for 3 bids, or a combination of bids and a contractor declining to bid (an 'no' bid). Then first year bid invitations were sent to 35 firms, to get one. Storm Maintenance bid directly with the PID, and then in 2018-2019 the county ran the bid for us and we got Dreamscapes. In 2019-2020 the PID ran the bidding getting 2 bids and one 'no' bid.

Mark Haupt: Thanks to Gary for your service. Question – what are the county fees for?

Connie: The county collects the taxes, provides administrative support and technical advice. There is some additional funding we receive not from property taxes that just about covers the county fees.

PID Vote: Should Four Seasons be offered a contract renewal for the 2020-2021 plow season?

Deb Green: Yes: I believe this would be the best solution for the lower and upper filings

John Lodico: No

Connie Garrett: I want everyone to know this is very difficult for me, my vote is no.

Joe Leo: No

Gary Kubinak: agreed with majority

Gary Kubinak: This contract will go out to bid. We have done a great deal of research on equipment that will be used in a decision.

Any Questions? Please contact the board.

Thanks to all attendees from the board.