



# Gilpin - Clear Creek Home & Landowners Association, Inc.

P.O. Box 237 - Idaho Springs, CO 80452  
[www.YorkGulch.com](http://www.YorkGulch.com)

Board Meeting Agenda Minutes

August 23, 2023

Join Zoom Meeting

<https://ucdenver.zoom.us/j/94222357238>

**Board Members In attendance:** Donovan, DePoyster, Beckel, VanGeet, Andrews, Gallaher, Crouse

**Guest:** Melissa Pierce

## Business:

- Treasurer Report
  - Dues collected since letter went out: \$2,084.48 (dues); \$1,491.44 (emergency fund). 60 homes have paid with more expected to pay at annual meeting
  - Balances reported:  
Checking: \$1040.34  
Savings: \$7950.98  
Emergency fund: \$16,273.53
  - Expenses reported:  
Mailing: \$287.99  
Internet/Email: \$131.94  
Insurance: \$1075.00  
PO Box: \$108.00
- People interested in serving on the Board are asked to contact Curtis to be put on the online voting survey. Voting takes place online, via emails, prior to the annual meeting.
  - 11 board members with 3 alternates

## Discussion:

- Excited to have Melissa joining us and wanting more representation from the “upper Gulch/Pisgah” folks
- Planning for **Annual Meeting, Saturday, September 16<sup>th</sup> 12-1 food and social, meeting at 1**
  - Communicating annual meeting – sign at the bottom of the road and at octopus (Laurie and Melissa), Courtney posts on Facebook group, intentional word of mouth.
  - Fire Station access – Laurie will confirm door is unlocked and access to the bathroom (HOA will bring toilet paper, paper towels, soap, etc. if possible)

- Food:
    - People bring: chili for Chili Cookoff and/or sides and/or dessert and BYOB
    - Gulch provides: hot dogs, buns, condiments, napkins, utensils (SPOONS), plates, cups, bring a few trash bags – Laurie
  - Motion to approve \$100 for annual meeting – unanimous approval
  - Voting for favorites with prize – MariJo
  - Set-up and clean-up – board members will attempt to show up 20 minutes early and/or stay to help clean up
  - Other
    - Invite county commissioners and fire department reps to listen, connect, and answer questions but not campaign speeches
- Fire Mitigation
    - Committee meeting on Thursday with Asst Chief Jeremy Jones at the firehouse at 5:30pm. Eight YG community members plus Jeremy Jones met for discussion and planning.
      - Fire Authority actively identifying water sources for fire trucks including capturing spring water for fire pond formation (new state law regarding water rights may apply; Jeremy will get back to us)
      - Will proceed with erecting a kiosk at the firehouse
      - Kerry from the Forest Service is doing regular sweeps looking for smoldering fires; she can write a ticket if these are found!
    - Fire mitigation activities the morning of the annual meeting (9/16)
      - 9am coffee and donuts at the Gallaghers, 1250 Red Tail Ridge (to learn about easy fire protection strategies and fire mitigation tips from the Fire Authority)
      - Fire Authority team will deploy community members to projects serving the Gulch efforts
    - Impacts of fire mitigation grants
      - Clipper has had a huge impact – free! – being passed around to neighbors for use – contact Laurie to get on the list to use
      - County grant funding helpful to grantees in offsetting costs of projects
    - Volunteers in York Gulch
  - Road Maintenance, abandoned vehicles/trailers, safety and closures
  - Discussion of Signage on the road
    - Kiosk at the firehouse – used to be designed for HOA news, but became Firehouse sign – Jeremy Jones seems willing to collaborate with us to build or recreate kiosk
      - Potential for another one at the Octopus – there is a strip of private land that could bypass the need for forest service approvals.
  - Rentals in the Gulch
    - These are legal and allowed in the county and HOA bylaws BUT you must be registered with county to be legal and follow all state, county, and forest service laws and environmental policies.
      - Things the HOA formally asks...to provide winter road support (plowing support or money to those that plow, support your visitors when stuck, etc.)

- Raspberry hot springs in winter is a concern – taking down trees on forest service land, using water illegally, traffic getting up there is problematic with stuck and roll over vehicles, no business license – fined for water usage, forest service, state, and country are looking into it
  - Another consideration is Air B&B/VRBO usage – adds a lot of visitor usage and problems with winter road usage with access and unprepared visitors (non 4wd vehicles, no chains, etc.)
  - Rentals for hunting in Gilpin County is illegal
  - Further discussion of the bylaws in regards to this and other policies will occur in the Fall
- Next board meeting proposed for November 2<sup>nd</sup> at 6:00 in person or via zoom (location TBD but probably at Laurie's)
  - Motion to adjourn