



Gilpin - Clear Creek Home & Landowners Association, Inc.

P.O. Box 237 - Idaho Springs, CO 80452

www.YorkGulch.com

Meeting Minutes

DRAFT

Date: 4/23/2024, 6:00 pm

Location: Fire House

Attendees: Laurie Beckel, Chantelle Shoae, Tina/Curtis DePoyster, Heather/Darrell Huntoon, Chuck Roberts, Greg/Kim Graham, Dave Cambell , John Weaver , Sergio Panelo, Melissa Pierce, Nathan, Jeremy Jones

Introduction of attendees: 16 people attended

Treasurer's Report:

Emergency Fund: \$17,644.65

Checking: \$598.48

Savings: \$8,191.00

Expenditures since February

\$79.99 Internet Web page, every 6 months

\$16.00 a month emails, monthly

\$10.00 Checking per month

Current Balance: \$26,434.13

New Business:

Kiosks: John Weaver has provided design and material list for two kiosks. The purpose of the kiosks is to post information for HOA and educate the guests to our community. Kiosk will meet the wind and snow loads and will be a weather protected structure to hold a 3 foot by 4 foot bulletin board with a locked visible cover. John hopes that the first kiosk will be completed by May or June.

Signage will be used to direct people to the kiosks for information.

The Kiosk will post public information or give QR codes to access maps.

Jeremy Jones, Asst Fire Chief of the Clear Creek Fire Authority has been working with the Fire Mitigation Committee on this project for over a year. The Fire Authority will provide \$2,000.00 towards the project, and will help install the Kiosks. Jeremy will reach out to the Forest Service if the kiosks need to be on forest service land. Our plan

is to talk to landowners first to identify private property to use to install the kiosk on upper York Gulch.

1 kiosk to be located by the fire station and another one at the area known as the Squid where the Columbine Campground Road meets Pisgah Lake Road..

Motion:

Sergio Panelo made the following motion: to use \$2,000 of HOA monies to match the forest service monies to build 2 kiosks.

Board vote: **Motion passes with 8/13 simple majority of the Board**

Yes: Melissa, Tina/Curtis, Sergio, Darrell/Heather, Laurie plus written proxy "yes" votes: Hogenmiller, Crouse, Donovan),

Opposed: 0

Discussion re: keys and approval of items for the kiosk. No decision was made at this time but the general consensus was that the Board Officers would hold the keys and in a timely way post public information in the kiosks. It was also suggested that each kiosk had a contact should a resident have an idea for a posting.

Elect VP: Melissa will consider. This is **tabled** to the next board meeting to have a quorum for a vote.

The By-laws call for a **Nominating Committee** to identify a slate of people who want to run for the Board. The committee chairs that volunteered were Melissa Pierce and Kim and Greg Graham. They were asked to report to Curtis by mid-July the results of their committee work.

Melissa shared her strong view that all property owners should have a vote on HOA matters (this led to a lengthy by-laws discussion). She feels and we all agree that the Board can do a better job of keeping the website updated and announcing meetings and York Gulch events.

Website: Tabled for the next meeting, Curtis will help Heather to learn how to upload the minutes. Melissa will help Heather with sharing board minutes on social media.

By-Laws: We recognized at our February meeting that our by-laws needed updating. The only change we made in February was to the address. Upon further reading of the bylaws, ambiguity and outright conflict primarily related to voting was very clear and led to confusion amongst Board members. Laurie, President of the board, made some adjustments to the by-laws reflecting how we currently "do business". Laurie sent the changes to board members prior to the Board meeting. Since many Board members had said that they would not be in attendance, written proxy voting was asked for by Laurie in email. The changes highlighted in the amended draft bylaws reflected how the board has operated for several years and removed the language related to the past practice of allowing all association members to vote on the business of the HOA. These

amended bylaws stated that all dues paying association members vote on the Board members and the elected Board conducts the business of the HOA according to the bylaws.

The motion called for in the email to the Board members was to accept the amended bylaws. This motion carried into our meeting.

Board vote: **Motion passes with 9/13 simple majority of the Board**

Yes:, Tina/Curtis, Sergio, Darrell/Heather, Laurie plus written proxy "yes"
votes: Hogenmiller, Gallaher, Crouse, Donovan, Van Geet

Opposed: Melissa

The newly accepted, amended bylaws will be posted on the website as soon as possible.

Other Information:

- Bi-Laws were changed by the elected board, some questions were raised on whether or not the board can change the by-laws without all paying members voting
- Chantele-Bear boxes-Tim wildlife officer supports grants for the area, Camp ACA will submit a grant on ACA's behalf.
- ACA-Yamaha grant haven't heard back regarding funding, Meyers excavation is going to donate up to \$20,000 of work. ACA needs to raise about \$5000.00. The grant is for road maintenance and road construction on the road by and through camp ACA.
- Road committee-only support for the upper gulch, they will begin road maintenance soon. Still need members to help prioritize road maintenance needs, especially for the 2 loops below the Octopus.

Meeting Adjourned:

7:37 Motion to adjourn, Tina

Sergio, second

Meeting closed

Upcoming events:

York Gulch Clean-up August 17th 10am

Email Board election and dues August

Annual Meeting September 7th