



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

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

<http://www.yorkgulch.com>

Dear Neighbor:

September 27, 2013

**It's the beginning of Fall and time for the GCCHLA Annual Meeting.** This year it will be held Saturday, **October 5th**, at the *Gallaher's house on Red Tail York Gulch Firehouse*. **The Potluck Dinner/Party starts at 2:00 p.m.**, and there will be a short Annual Meeting. The primary purpose is a community get together. **Please bring a side dish or desert to share and your own drink.** The Association will supply burgers and dogs and condiments. We have some chairs but you might want to bring one.

**Agenda.** This year we have invited *nobody* as speakers, therefore the mercifully short discussion will cover:

The roads, the new County Wildfire Protection Plan and priorities, County Road Base Grant, Kiosk, resident grading responsibilities, dues, board election and new neighbor introductions.

**Elections.** All members are eligible to vote for, and serve on, the GCCHLA Board of Directors. A link to an electronic ballot will be sent out prior to the meeting. Paper ballots will be made available at the meeting if you are unable to vote electronically. The Board will elect the president and officers at a follow up meeting. Consider serving as President or any other office.

**Annual Dues.** Still only \$50/year! An absolute bargain. We typically only collect about \$3000/year and so far, we've collected less than \$2000 for this year. Our basic expenses are about \$3500 a year and last year we hit our emergency fund very hard to pay for the 2011 road grading. This level of funding is simply not adequate for the HOA to fund road maintenance and to keep our roads passable. **Please consider contributing \$100 to the either emergency fund (for disasters, like heavy snow or rain) or just to bolster our basic expenses fund** The current priority is to rebuild the emergency fund to its prior level and then any additional funds may help toward future funds such as road base.

**Year's Activities** (Summary only, see minutes on Web site for details):

## Community Activities

- Stained the Firehouse (Thanks Jim, we like the flowers). Planned for Association Kiosk. Negotiated for free paint and materials from the County. Having **the local firehouse helps keep our homeowner insurance costs both lower and available.**
- 2013 Grant for free County road base and grading by members. On September 18<sup>th</sup> the County canceled the program for 2013 as with the recent county-wide flood damage repairs required, road base and equipment is in too short a supply for the program.
- County Wildfire Protection Plan for the Fall River Watershed
- Paid Forest Service access and road maintenance Special Use Permit (required by the Forest Service). **This is what gets many of us access to our properties. This permit is available only through the established HOA.**
- Paid annual Association insurance. **Insurance is required if we want to have an association. Note the circular dependency.**
- Unfortunately the Annual York Gulch Cleanup Day was canceled as County dropped free dump day.

## Roads

- 2013 Road Base Grant (the County says we might get some road base for flood damaged roads after the maintained roads are repaired, otherwise it will be 2014. **So for now, we are on our own.**)

- Note: Due to the ongoing lack of funds, for road maintenance is up to the residents along their road segments. The HOA may be able to help broker reduced rates on community-wide road base delivery, but people will need to get involved.
- The roads took a beating with the heavy rains in September; **Contribute to the road base fund!**)

#### **Wildfire/Drought Issues**

- County Wildfire Protection plan (possible grant)
- Priority#1: Grade Bald Mountain Road to make it more passable
- Priority#2: Individual fire mitigation surveys
- Priority#3: Improved Signage

We look forward to seeing you and hearing from you, regarding current issues in our community. This is the meeting not to miss. Meet your neighbors, you never know when you're really going to need them.

Dave Gallaher, President, and the GCCHLA 2013 Board.  
Curtis L. DePoyster, Treasurer, and the GCCHLA 2013 Board