



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

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

<http://www.yorkgulch.com>

Dear Neighbor:

August 20, 2015

**It's almost the end of summer and it's time for the GCCHLA Annual Meeting and Chili Cook Off.**

**This year it will be held Saturday, September 12, starting at 12 noon at the York Gulch Firehouse.**

If you would like to enter the cook off, please email me at [President@YorkGulch.com](mailto:President@YorkGulch.com). The party and chili tasting starts at 12:00 p.m. and the Annual Meeting will begin at 1:00pm. The cook off prize announcements will follow at 2:15pm and we will have **LIVE MUSIC beginning at 2:30pm**. If you are not competing in the cook off, please consider bringing a side dish or desert to share. BYOB, please. We have some chairs but you may want to bring one.

## Agenda

The Annual Meeting agenda will be brief. We will discuss:

- New neighbor introductions
- Clear Creek County's road maintenance schedule, updates/plans
- Resident grading plans
- The regional Recreational Sport Shooting Management Partnership
- Dues
- Board election

## Annual Dues

Still only \$50/year! Our basic expenses are about \$3,500 a year. That pays for our Special Use permit with the USFS, and a required insurance policy for the association. The Special Use permit is what gives us the permission to maintain our roads. Grading, installation of culverts, filling pot holes, even plowing snow, are all considered road improvement in the eyes of the Forest Service. If it seems odd to you that we have to pay the USFS to maintain the roads ourselves, trust me- you're not alone. But, right or wrong, since the inception of the USFS, and since our organization was formed in 1978, those are the terms of accessing your property via USFS trails. The alternative is to leave trails in their "natural state", 10' snow drifts and all. It also bears mention - were we to let our permit expire, applying for a new one could easily cost upwards of ~\$30,000.

Please help your fellow neighbors shoulder this burden. If we all participate, \$50 per year is sufficient to pay our expenses and keep our permit in good standing. I would also ask that you consider contributing to our emergency fund. This fund has been used in the past to hire heavy equipment to dig out stranded residents when Mother Nature has taken hold of the neighborhood. Ask anyone who survived the 2003 spring blizzard that brought 7+ feet of snow, high wind, and avalanches to York Gulch. When the snow hits the fan, we want to be in a position to help, and our emergency fund is where we'll find the money to do so.

### **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. Please consider serving. Our community needs your participation!

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

### **Community Activities**

- Recreational Sport Shooting Management Partnership  
Your HOA has been participating in discussions about how to manage dispersed shooting in the USFS surrounding our neighborhood. We successfully lobbied to have a proposed shooting range at Columbine Campground removed from consideration in the regional management plan.
- Applying to have Upper York Gulch added to the Clear Creek County road maintenance schedule.
- Paid USFS Special Use Permit.
- Paid annual Association insurance.

### **Roads**

- Due to the high cost of road maintenance and inconsistent participation throughout the neighborhood, road maintenance is the responsibility of residents along their individual road segments.
- The HOA would like to develop relationships with people who want to represent their immediate neighbors in coordination of road maintenance efforts. Delivery of road base, rental of heavy equipment, and planning for road closures are all more efficient and effective if we work together.

Please join us at the Annual Meeting and chili cook off! We look forward to seeing you and hearing from you regarding current issues in our community.



John Bottomley, President  
Curtis L. DePoyster, Treasurer  
The 2015 GCCHLA Board