



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

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

<http://www.yorkgulch.com>

Dear Neighbor:

August 15, 2017

It's summer! And it's time for the GCCHLA Annual Meeting and pot luck lunch. This year it will be held Saturday, September 9th, starting at 12 noon at the York Gulch Firehouse. Lunch will begin at 12:00 p.m. Please consider bringing a side dish or desert to share. BYOB, please. The Annual Meeting will run from 1:00 - 2:30pm. We have some chairs but you may want to bring one.

Agenda

- New neighbor introductions
- Clear Creek County's road maintenance schedule, updates/plans
- Resident grading plans
- CDOT Projects Presentation by JoAnn Sorensen
- Future HOA Service Offerings
- 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. When we all participate, \$50 per year is sufficient to pay our expenses and keep our permit in good standing. I 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 gotten the best 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. We are actively seeking new board members! Our board has been relatively unchanged for the last several years, and we're interested to

have new ideas and insights brought to the organization. If you would like to be considered for office, please send an email to Curtis@yorkgulch.com. 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!

Community Activities

- Continued participation in the Regional Sport Shooting Partnership's discussions about how to manage dispersed shooting in the USFS surrounding our neighborhood
- Paid USFS Special Use Permit
- Paid annual Association insurance

Roads

- Due to Clear Creek County's impending budget reductions, it is expected that the annual road base grant, which has nearly 2000 tons of road base over the last few years, will be cancelled this year. Road maintenance plans should be developed accordingly.
- 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.

Regarding the Henderson Mine

Once again, our region finds itself at a developmental crossroads as the future of the Henderson Mine near Empire has become less certain. As that occurs, Clear Creek County will be faced with difficult questions about priorities and service delivery, and our neighborhood is sure to be affected. With a potential reduction in County service in our future, and no foreseeable reduction in required services, we should continue planning for how we'll provide for ourselves in those instances when the County may no longer provide for us. That raises three basic questions:

- What services will we provide for ourselves as individuals?
- What services will we provide in cooperation with our neighbors?
- How can the HOA be of assistance?

I would ask that over the next several weeks, you consider how you and your neighbors foresee responding to these upcoming challenges. This has been a hot topic at recent York Gulch Board meetings (which you are all welcome to attend, by the way). We've discussed a number of ideas for ways we can distribute the increased workload around the neighborhood... Increased plowing and road maintenance responsibilities seem likely, among other things. As that conversation has evolved we've discussed other ideas for services that could conceivably be provided by the HOA, like building new mailboxes and a kiosk, establishing a more formal neighborhood watch/fire patrol, or coordination of garbage collection. Attached to this year's invoice for dues you'll find a brief questionnaire on this topic. Please take a moment to check boxes for suggested services that you may be interested in, or please feel free to write in other services that come to mind.

At the same time, recognizing that just as the County can't provide services for free, neither can York Gulch HOA, so please indicate how much money you would be willing to contribute in exchange for these services. To provide some context, the resurfacing project for all the trails that fall within the HOA (~8 miles) using recovered material costs about \$15,000.00. Divided among the entire HOA membership, that would mean a contribution of approximately \$100 - \$150 per property owner, annually. If you'd like to participate in that discussion, please be sure to get in touch via email. I can be reached at President@YorkGulch.com. Please also consider attending our quarterly board meetings where this conversation will continue.

As you can see, we have some important challenges to be discussed. I'm looking forward to seeing everyone, enjoying some great food, and having some engaged and interesting conversation. Please take the time to join us at the Annual Meeting to share your thoughts and ideas. And don't forget the pot luck lunch! Hope to see you there!

Thanks,

A handwritten signature in purple ink, appearing to be 'JB', with a long, sweeping underline that extends to the left.

John Bottomley, President

Tina Depoyster, Treasurer

2017 GCCHLA Board Members