



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

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

<http://www.yorkgulch.com>

Dear Neighbor:

August 20, 2019

It's summer! And it's time for the GCCHLA Annual Meeting and pot luck lunch. This year it will be held Saturday, September 21st, starting at 12 noon at the York Gulch Firehouse. Lunch will begin at 12:00 p.m. Burgers and hot dogs will be provided. Please consider bringing a side dish or dessert 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
- Neighborhood/Road updates and public comment
- Election of Board Members

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 (\$1,700), the required insurance policy for the association (\$1,300), one or two small projects, like cleanup or road signs (\$400), and our Annual Meeting (\$100).

The Special Use permit is what grants us access with the USFS 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. The alternative is to leave trails in their "natural state". Our permit is also what grants us access to our driveways in the eyes of our mortgage and insurance companies. While the value in paying the USFS for the right to plow the roads might be debatable, the value in being able to obtain mortgages and homeowners insurance is undeniable, and for most of us, simply the reality of home ownership.

Allowing our permit to expire would set off a chain reaction of increasingly difficult problems, not just for us as individuals, but also for our community. First - applying for a new permit requires a mountain of paperwork from the HOA, and from the HOA members as well. It also requires an environmental impact study, many hours with attorneys, and would cost upwards of \$50,000. Second - the USFS no longer issues perpetual access permits like ours... While recreational "cabin" access permits are issued for 20 years, a new permit for York Gulch would need to be renewed every 5 years. Subsequent applications wouldn't cost \$50k, but they'd require more work than our current permit, which only requires that we keep it in good standing. The punchline to all this is that a new permit could not be issued until any delinquent fees on our current one had been paid. **So, in short, it is critical that we maintain our Special Use permit.**

Please help our fellow neighbors shoulder this very manageable 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 address unusual weather events, like snow removal following blizzards and high wind. When we are faced with circumstances that exceed our capacity to respond to them, this fund is used to acquire emergency resources, like food, fuel, and equipment rental.

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 newly elected Board will then elect members to the officers' roles at the winter meeting. Please consider serving. Our community needs your participation!

Association Activities

- The full time vehicle access bridge at exit 238/Stanley Rd is currently under construction.
- Proposing new road and trail signs for York Gulch. See attachment
- Paid USFS Special Use Permit
- Paid annual Association insurance

Roads

- There will NOT be a road base grant program from Clear Creek County this year. It was dropped from the budget due to an unexpected fuel storage system replacement project. We're looking forward to it in 2020.
- 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.
- When driving in York gulch, please observe the posted speed limits (within reason).
- There are no passing zones anywhere in York Gulch.
- Traffic traveling significantly below the posted speed limit should pull over and allow other traffic to pass.
- To prevent road damage, please engage 4WD at all times, and accelerate gently when driving uphill, especially around corners.

I'm looking forward to seeing everyone at our Annual Meeting, enjoying some great food, and having some engaged and interesting conversation. Please take the time to join us and share your thoughts and ideas. I hope to see you there!

Thanks,



John Bottomley, President
Tina DePoyster, Treasurer
2019 GCCHLA Board Members