



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

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

[www.YorkGulch.com](http://www.YorkGulch.com)

## Annual Meeting Meeting Minutes

**Approved by the HOA board**

Date: 9/7/2024

Location: Fire House

Attendees: 41 community members attended the meeting

### **Introduction of attendees:**

Welcome and introduction of guests- Laurie Beckel, President

**Sheriff Matt Harris:** 8 months in office, Promises to promote a culture of transparency, accountability, and service. Prioritizing and determining next steps for the sheriff's office.

Current information:

- CCC has the 3rd most search and rescue call in the state, Targeted enforcement, short staffed, CSP is short staffed, too.
- Working on doing things smarter and an emphasis on the budget. stewards of the taxpayer dollars.

Members asked about chain of command with emergencies and accountability.

Timeframe/response time with supporting situations.

911 for emergency, Non-emergency hotline is 303-679-2393 and the Sheriff's office 303-670-2376, to file a complaint.

Exploring a pension plan for the sheriff's office to support gaining and retain quality Sheriff office staff.

### **County Commissioner George Marlin:**

Level of integrity is great in the sheriff's office at this time. Thank you Sheriff Harris!

"What are the levels of service you are willing to pay for?"

Budget is in a lot of trouble

Henderson is stable for the next 10 years. However; 30% of revenues have been lost since 2016.

New HR director, cleaning up the budget. .9 million dollars in the hole.

Conversations about the fire department and what funding is needed to run an effective Fire Authority.

Work of county government is difficult and needs a lot of expertise. Our budgets are complicated.

A member asked about raises in property taxes, did that help with the budget deficits. Yes, it did help.

A member questioned a budget expenditure (ambulance and dump truck)? Might be a misunderstanding of the budget. Imminent domain question-not that common.

**Old Business:**

Approval of minutes- Heather Huntoon, Secretary

[4/23/24 HOA Minutes](#)

Motion: Approve the minutes from 4/23/24 (on the website), Courtney Donovan

2nd: Tina Depoyster

Vote: approved unanimously

[7/16/24 HOA Minutes](#)

Motion: Approve the minutes from 7/16/24 (on the website), Courtney Donovan

2nd: Melissa Pierce

Vote: approved unanimously

**Treasurer's Report:**

Tina Depoyster-Treasurer

Number of Properties: 181

Total Paid in 2024: 56 (31% of property owners)

Dues collected: 4,810.58

Emergency Fund Donations: 1,259.45

Checking: 2,632.32

Savings: 6,814.40

Emergency Fund: 18,454.17

**Total: \$ 27,900.89**

Motion: To accept the treasurer's report, Melissa Pierce

2nd: Courtney Donovan

Vote: approved unanimously

**New Business:**

- Kiosks Update-Melissa Pierce, Vice President

Information was shared about the new kiosk. Putting a 2nd kiosk in at the Squid. Waiting for approval from the National Forest Service. Thank you to Dave and John for all their hard work. Community members helped, thank you. When the special use permit is issued, we will need help with installing the next kiosk and will ask for volunteers.

- HOA boundaries and NFS permit-Courtney Donovan, Board Member

Permit is for accessing and maintaining forest service roads. Opting out or being removed from the HOA boundaries is not an option. Forest Service Permit fees have increased over the years. When you see a listing, we need to call the realtor to ensure they realize the property for sale is within HOA boundaries and that dues are mandatory.

- Committee Reports (Road, Fire Mitigation)-Melissa Pierce and Laurie Beckel

Thank you to CCC road and bridge (Fred Nelson) for the 4 wheel drive sign and we are hoping they add a few more. Clear Creek Road and Bridge added material to York Gulch Road and did grading work to smooth it out

Chinook-road maintenance in August, thanks to Darrell, Rusty, and Dave. Thanks to Alex for his work, as well. Will continue to work on drainage to eliminate erosion. Then, will add rocks/gravel and road base. Collaborative work was mentioned.

The National Forest Service completed work from Columbine Campground outside Central City, up FS 739.1 and FS 175.1 to the “Meadows” just beyond the “Shooting Range”. This work includes Pisgah Lake Road from the Squid (we talked about the Squid earlier, that’s the intersection of 739.1 and Pisgah Lake Rd or 175.1) heading north beyond the boundaries of the HOA into the National Forest public area. This is work that is done once every 20-25 years, according to the National Forest Service classification for Pisgah Lake Road (FS 175.1).

This leads into research that the Road Maintenance Committee is doing to serve this HOA. The Forest Service and the County both classify roads in a similar way based upon the volume of traffic, then they determine how roads will be maintained based on those classifications. We are currently researching support for getting our roads evaluated and classified according to the current volume of traffic, no one knows when the initial classification was made and how much traffic from residents and visitors alike have changed in the area. Reclassification might mean that the Forest Service and the County Government are both able to allocate more resources appropriately to our community’s roadways, assuming the traffic has increased as significantly as we anticipate.

Circling back to the work on Pisgah Lake Road - the contractor did not know how water actually flows through the area like the locals do and did not take our suggestions to include certain drainage areas, specifically those near Sue Mohr’s home. The contractor also constructed a drainage into Sue’s septic leach field, which is not up to code. The Upper Pisgah Team (Nate Weaver, Chuck Roberts, Jeff Payne, Greg Graham, and Don Pierce) plan to work together to construct proper drainage.

The Road Maintenance Committee meets once each quarter, so four times per year and every meeting is at the Squid. Our next Road Maintenance Committee Meeting is November 10 at 3pm. Each meeting is posted to Facebook, we would like to ask the Board to consider allowing us to post the meetings in the kiosk(s) as well.

Next Road Maintenance meeting November 10th at 3:00 at the squid

**Jeremy Jones**-CCFA-current staff 4 career firefighters 24/7. 14 career firefighters. Department calls are up, 2200 calls this year. Moving a crew from Dumont station to Idaho Springs station will support York Gulch. Should reduce response time. Please respond to the survey! Snow cat-fire department will support the York Gulch area and other four wheel drive areas, if necessary. Want to improve our services.

Need volunteers to be trained on fire equipment at York Gulch Fire house-See Jeremy Jones

- Election Committee Report-Courtney Donovan, Tina Depoyster, John Weaver (non-board member) and Megan Heine

New Board of Directors:

Laurie Beckel, Heather and Darrell Huntoon, Melissa Pierce, Tina and Curtis Depoyster, Courtney and Duston Donovan, Megan Heine, Judy Gallaher, Michelle and Chad Tyler, Kim Graham, Nicole Savage, Sergio and Eva Panelo.

- 31 valid votes
- 92 active members
- 34% response rate
- 30% required for a quorum

Motion: Approve the new HOA board for the 2024-2025, Mari Jo Crouse

2nd: Sergio Panelo

Vote: All approved

- Chili Cook Off Results- Mari Jo Crouse  
1st place, Heather Huntoon  
2nd place, Curtis Depoyster  
3rd place, Arland Crane  
1. 4th place, Steffani Bottomly-honorable mention
- Thank you to the board members-Laurie Beckel

- Community questions, comments, concerns

Forest service issue relating to wall tents staying longer than 2 weeks. There is evidence that there may be campers staying longer than the 2 week time that is allotted. If you need help or clarification contact the US-Forest Service, Nicole services our area.

### **Meeting Adjourned:**

Motion: Move to close the meeting, Melissa Pierce

2nd: Mari Jo Crouse

Vote: all approved.