



Gilpin - Clear Creek Home & Landowners Association, Inc.

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

www.YorkGulch.com

Quarter 4 Board Meeting

11/19/2024 @ 6:00pm

137 Mackey Mine Rd. Idaho Springs, CO

Approved by the HOA board

Meeting link

meet.google.com/edd-dcws-mun

Attendees

Board Members Present:

Laurie Beckel (President)

Melissa Pierce (Vice President)

Heather Huntoon (Secretary) (on Zoom)

Curtis and Tina DePoyster (Treasurer)

Courtney Donovan

Judy Gallaher (and Dave)

Kim Graham

Megan Heine

Michelle and Chad Tyler

Nicole Savage (on Zoom)

Eva Panelo

John Crawford (on zoom)

Call to order: Laurie:

Welcome

Treasurer's Report Tina Depoyster, Treasurer

<u>Treasurer Report 11/16/2024</u>	<u>2025 Budget</u>
Balances	Expenses
Checking \$2,346.02	Web Page \$160.00
Savings \$10,655.02	USPS \$100.00
Emergency Fund \$19,898.31	Secretary of State \$100.00
Total \$32,899.35	Kiosk \$300.00
Expenses	Clean-up Day \$200.00
Web Page \$159.98	Mailing \$200.00
Google Suite \$166.87	Annual Meeting \$300.00
USPS \$100.00	Insurance \$1,100.00
Bank Fees \$71.88	Forest Service Permit \$2,400.00
Secretary of State \$100.00	Lawyer \$1,000.00
Kiosk \$2,608.26	Total \$5,860.00
Clean-up Day \$69.36	Income
Mailing \$157.55	Interest Earned \$700.00
Annual Meeting \$78.06	Dues \$5,000.00
Insurance \$1,076.00	Emergency Fund \$1,000.00
Total \$4,587.96	Total \$6,700.00
Income	

Interest Earned \$182.91 Dues \$6,252.54 Emergency Fund \$1,259.45 CC Fire Department \$2,000.00 Total \$9,694.90 Forest Service Permit \$2,318.35 Last Year	
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The HOA will stop using paypal. HOA members can pay mandatory dues by Zelle, check, or cash.

Chad, Motion to approve the treasurer's report and 2025 budget.

2nd-Curtis

Vote: Unanimously approved.

Election of Officers Curtis Depoyster

President: Laurie Beckel

Vice President: Melissa Pierce

Treasurer: Tina DePoyster

Secretary: Heather Huntoon

Judy: A motion to accept the current slate of officers of the HOA board members for the upcoming year.

Curtis: 2nd

Unanimously approved

Committee Reports (Road, Fire Mitigation) Melissa Pierce

Discussion: Identified 3 priority areas: by Sue Mohr's area-need a trailer to move Alex G. piece of equipment (Melissa will ask Nicole Malandri from the Forest Service if they might be able to help). Redtail needs help, top of Redtail/Chinook needs support, as well. Nicole and Alissa are looking at road grant options. Melissa forwarded to the Board the Road Committee report and plan for the first project.

[Project 1](#)

The 2nd Kiosk is under construction, and will need to wait for ground to thaw to install. We were granted a special use permit for the Kiosk with the Forest Service that expires in 2033.

The Fire Authority provided gravel for the pond near Dave Gallaher's home to support the use of water in the event of a fire.

CC&R draft review Laurie Beckel et al

Discussion: Working with an existing document and copy/pasting pertinent information to support a CC&R for the HOA. Want to make certain that we do it correctly. Participants question what is necessary to protect the HOA and hold land/homeowners accountable. Do we need to make changes to our by-laws to reflect how we do business? Share all the legal documents reflecting our HOA, legal documents to real estate companies and title companies. Still needs to be cleaned up. Scan the original document for view. Chad will continue to work on CC&R and provide suggestions/edits for the board to review. Dave will help with regard to CC&R. Chad will find another example for us to review. CC&R declarant page, table and contents, existing documents (articles of incorporation, by-laws, dues/fees, hoa map, forest service permit, current standing with the secretary of state's office). Indicate where legal documents are sourced in the Table of Contents (Articles of incorporation sourced from the state of Colorado, By-laws, etc.) Once it is final with an attorney review, Laurie will share with Realtors and other entities to inform them of York Gulch HOA.

Beneficial Owners Filing may be required by the end of the year. Chad will send us the link

Community concerns and questions Entire Board

Dakota Sherry-new code enforcement officer in Clear Creek (970-968-8161)

dsherry@clearcreekcounty.us

Motion to adjourn: Melissa, Second: Chad, Unanimously approved.

Minutes submitted by: Heather Huntoon, Secretary

Approved by the Board (date)

Enclosures: NFS special permit for the 'Squid' kiosk; Road Committee report and Sue Mohr Project Report