



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

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

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

Quarter 1 Board Meeting Minutes

2/18/1925 @ 6:30pm

Dew Drop Mining claim, Laurie Beckel

**3/9/2025 approved**

## Attendees

Board Members Present:

Laurie Beckel (President)

Melissa Pierce (Vice President) (virtual)

Heather Huntoon (Secretary)

Curtis and Tina DePoyster (Treasurer and Webmaster)

Judy Gallaher (and Dave)

Kim Graham (virtual)

Megan Heine

Michelle and Chad Tyler (Michelle virtual)

Nicole Savage (virtual)

Darrell Huntoon

Call to order: Laurie: 6:35pm call to order

Welcome

Treasurer's Report Tina Depoyster, Treasurer

Business Checking: \$576.26

Savings: \$10,167.37

Emergency fund: \$20,040.38

Total: \$30,784.01

## Selling of property/homes within HOA

Laurie/Tina continue to follow up with Title companies pertaining to York Gulch HOA and the mandatory dues. Some homeowners are stating that there is not an HOA and Title companies are taking the word from the homeowners rather than the HOA. Title companies may not discover York Gulch HOA within their title search.

Dave mentioned maybe we should put a nice sign welcoming people to the York Gulch HOA boundaries.

## Committee Reports (Road, Fire Mitigation)

Melissa Pierce-

Next meeting: 3/30 at 3:00-4:00 online meeting

Melissa talked to Nicole from the national forest service to check on using the trailer. Nicole stated it cannot be used for non-government work.

Intersections without stop signs, what to do? Road and Bridge would be a good contact on that. Board recommended that Melissa check in with Karl Schell (303-679-2470), the Division Director.

Road committee is looking for a flatbed trailer to haul equipment to the different areas needing road work.

Forest service approved a special permit for the new kiosk by the squid. The 2nd kiosk will be installed once the ground is thawed.

Dave suggested a game camera to ensure the kiosk does not get destroyed or hold those accountable for destruction of the kiosk.

#### Fire mitigation committee:

Goals: (Laurie)

1. To develop a wildfire plan for York Gulch and residents. This will provide good will for the HOA and positive attention for the HOA. We can start using the newly developed Community Wildfire Plan created by Gilpin county. Integrate with the counties' plans.
2. Look into Grant funds to support fire mitigation
3. Create checklist of what we have done so far and get this out to residents for use with their homeowners insurance
4. Look for water sources in the Gulch (e.g. natural and cisterns) for trucks to be able to fill from
5. Work with our Fire Authority. They have been very helpful ( provided gravel for the pond near Dave Gallaher's home to support the use of water in the event of a fire) to our community in the past.

Future HOA Goal: update the Master Plan (last one was written in May, 1996.: Update and include fire mitigation, roads, dues, property access etc.

#### CC&R, By-Laws, Articles of Incorporation

draft review Laurie Beckel et al

Tina, Curtis, and Laurie have worked on all three documents. Board is responsible to review and make suggestions of all documents by the end of the weekend.

#### Discussion

Chad: We need to make it legal to enforce mandatory dues, especially with title companies. Suggests looking into utilizing "Deed Restrictions" in order to do this.

Laurie: 30 year old problem.

Dave: Article V-change the language, including the HOA boundary map, by the county's GIS system, a member of the board, no circumstances shall an owner have more than one vote. Reference the past articles of incorporation.

Judy made some suggestions on the Articles of Incorporation to create consistency and a clear definition regarding membership dues and clear HOA boundaries without allowing home/landowners from opting out of HOA.

Still more work to be done on the documents. Need to work on the language.

Melissa: dues paying members elect board members.

Dave will send documents to the attorney once we finalize and the board approves the documents. Dave will ask the attorney about the cost for sending a deed restriction to all home and land owners. We could work on the list in order to save money.

Laurie recommends that we all review all the articles by the end of the week and provide Laurie with changes before we send them to the attorney.

Dues, map, members are the areas to focus on

Curtis: How do we get a list of deeds within the hoa boundaries? Ask Clear Creek County? Laurie will ask Donna G about this. It is more difficult to get the information from Gilpin County.

Laurie will call for an email vote once the revised documents are sent out. 2-3 days to review.

Laure, Tina, and Curtis will review suggestions and make changes to all "said" documents. Laurie will send the revised documents to the board members for an electronic vote of documents.

Dave will supply said documents to the attorney for review.

Summer Scheduling:

June 17th, 6:30 TBD location for the summer board meeting,

August 9th, clean up and picnic-Heather will complete the clean up documents with the county

Sept. 6th, noon, annual HOA meeting

Community concerns:

Winter road concerns: We are supposed to call 911, it will take it to Jeffcom, and they will dispatch (state patrol, sheriff or local police). Make more calls to get more support for the area. Winter driving has been very slippery.

Motion to adjourn: 7:38 Melissa, Second: Dave, Unanimously approved.

Minutes submitted by: Heather Huntoon, Secretary

Approved by the Board (date)