

Meeting Minutes

Approved September 5, 2025

Date: June 17, 2025, 6:30 pm

Location: 420 Chinook Rd. Huntoon residence

Attendees: Darrell/Heather Huntoon, Laurie Beckel, Megan Heine, Chad/Michelle Tyler, Curtis DePoyster, Dave/Judith Gallaher (virtual)

Treasurer's Report:

Emergency Fund: \$20,216.68

Checking: \$769.68

Savings: \$10,242.03

Current Balance: \$31,228.39

Expenditures since May:

Google Suite: \$21.60

PO Box: \$120.00

Income Tax: \$65.00

Website: \$50.00

Total: \$336.59

Old Business:

CCR referred to Lawyer to review language within document. We need to submit payment to Lawyer for retainer. Board previously approved \$1,000.00.

Dave had a conversation with the lawyer and he stated that we cannot put HOA CCR on home/landowners deed-not a legal action. HOA can put liens on home/landowners deed for past due HOA dues. HOA, in the past, has chosen not to do this. Dave was asked to call the lawyer to get verification on total cost and if they will review the documents for the board approved \$1,000.00.

Laurie asked Dave to send information to Tina Depoyster for payment.

Road Committee: No new information as Melissa is out of town.

New Business:

Fire mitigation meeting at the firehouse on May 31st was attended by many YG residents. There is an application to learn how to drive the Fire truck in the event of a fire in the area.

Website: <https://www.clearcreekfire.com/get-involved>

Waiting for directions on how to apply for fire truck training

Fire crew will be working on chipping 2 large piles on old stage, using the large chipper.

Small chipper is being utilized throughout the gulch. The google form to sign-up for the small chipper is on the website under the fire mitigation tab.

Texting Tree has been finalized for use in an emergency. It will go out to the Board with these minutes and will be posted under the fire mitigation tab on the website.

Fire department stated there are wildfire cameras that triangulate the York Gulch Area and in the event of a fire the response time should be quick. Residents should have a fire mitigation plan created for their property. It will help with insurance. Sample plans are listed under the fire mitigation tab on the website.

Clear Creek County Board of Commissioners will be voting on utilizing speed cameras in the county. It has been mentioned to add one on the York Gulch fire house. The speed is 20 mph.

Other Information:

York Gulch Clean up: August 9th, 2025 9:00-12:00, lunch provided at the fire house. Heather will complete the application and pick up supplies at Road and Bridge, Heather will create a flyer to post in the kiosk.

Judy G: Motion to approve \$150.00 for the luncheon.

2nd-Chad T.

Unanimously approved

Annual Meeting, September 6th, 12:00-3:00, Chili Cook off 12:00-1:00, 2:00-3:00 meeting. Heather will create a flyer to share on social media and post in the Kiosk.

Election of officers:

Courtney D. will coordinate the election

Kim G. has been asked if she can lead the nominating committee; all Board members attending wanted to be on the nomination list.

Laurie B./Tina D. will create the Annual letter with dues information and schedule an envelope stuffing meeting for those available to help.

Curtis D: Motion to approve \$75.00 for water/sodas/hotdogs/buns for annual meeting.

2nd-Chad T.

Unanimously approved

Meeting Adjourned: 7:13 pm

Laurie B: Motion to adjourn

2nd-Michelle

Unanimously approved

Addendum to Minutes:

We will need to reflect the motion and votes plus the votes on the emergency donation to the Savages to 'codify' the actions in the minutes that took place by email vote as follows:

Board members who voted for the motion "to accept the slate of nine current board members by acclamation as the 2026 Board for the HOA" were: Laurie Beckel (made the motion), Courtney Donovan (who seconded the motion), Huntoons, Tylers, Megan Heine, Depoysters, Judy Gallaher and Kim Graham.

Board members who voted "yes" on the \$1,000 contribution to Nicole and Jake Savage after tier house flooded in the 7/13 storm was all Board Members.

Thank you,

Laurie