

**Approved, amended Meeting minutes for York Gulch (YG) Annual Meeting 9/6/95
(approved: Tylers, Depoysters, Huntoons, Gallahers, Beckel; not approved Graham,
Pierce)**

Date: September 6, 2025, 1:00 pm

Location: York Gulch Fire Station

Attendees From the Board: Laurie Beckel, Megan Heine, Sergio/ Eva Panelo, Chad/Michelle Tyler, Courtney/Dustin Donovan, Melissa Pierce, Tina/Curtis DePoyster. Dave and Judy Gallaher and the Huntoons were excused.

Residents: Approximately 47 residents in attendance

Welcome: Laurie Beckel (President) called the meeting to order at 1:01PM and welcomed everyone. Laurie then introduced various elected officials that were present, along with other presenting guests and commenced with presentations from the elected officials and special guests.

Updates from Elected Officials and Visitors:

- **Commissioner George Marlin & Deputy Fire Chief Jeremy Jones**
 - Shared a presentation of a county ballot initiative seeking to increase the current ESGID mill levy (increase property taxes). The proposal seeks voter approval to increase the county property tax by 6.89 mills, raising the total levy to 11.459 mills. The increase is projected to raise approximately \$1,174,402 annually beginning in tax year 2026, with revenues continuing thereafter.
 - The additional revenue is intended to be used to support the Clear Creek Fire Authority and Clear Creek EMS. Examples of utilization of the funds included increasing staffing for firefighting and mitigation support. Also, increasing EMS staff by 3 and purchasing a third ambulance which directly responds to YG neighborhood calls and to stage a crew in Dumont. This will also stabilize funding needs, as current reserve funds are only good through 2028 and then they'd need to cut back on staffing without the increased funding. Our fire and EMS are currently stretched thin both financially and with staffing. Existing personnel sacrifice personal time to support all of Clear Creek County. It was also noted that our EMS has a 24% cardiac-save rate, whereas the national average is 7%.
 - Our EMS staff also respond to over 2,000 calls a year, most generated by visitors from outside of the county.
 - Email Jeremy Jones regarding home insurance if your insurance carrier is dropping your policy or raising your rates as he can help you fight this.
jjones@clearcreekfire.com
 - Chipping will occur through November – put slash piles into an area they can reach, email Chief Jones, and his team will bring the chipper up to take care of it for us.
 - When the NFS builds designated shooting ranges, they close current open

shooting areas in the national forest that were not strategically located. Presently, NFS is building a shooting range located in Dumont, which is scheduled to be completed in Spring 2026 it is unclear if this will close the dispersed shooting that takes place in York Gulch.

- **Clear Creek Watershed & Forest Health Partnership Representatives, Eric Isenhar and Kelby Woodard**

- Eric Isenhardt is the Watershed Coordinator for our community and surrounding areas.
- Their job is to address forest, stream and water health, restoration and fire mitigation – they focus on CC, Gilpin, Adams, and Jeffco – started in 2023, in implementation phase and getting projects started. They're using YG as an example for other neighborhoods. They have a virtual meeting coming up on 9/10; our HOA plans to join the Partnership. They advocate for our work up here and how that affects downstream areas throughout the metro.

- **Sheriff Mathew Harris**

- Clear Creek was the lowest paid department in CO when he started and now, they have competitive salary and pension plans. This is hopeful to keep and encourage quality staff. Most staff aren't local, they come from the metro. Lots of new, inexperienced hires that are making positive changes including being policy/procedurally driven, customer friendly and fiscally responsible.
- Most of their calls are for issues on I70 which pulls them away from local issues.
- 67 calls for Search & Rescue so far this year (Alpine Rescue), one of the highest in the nation.
- Emphasis on communication with the community and focus on helping people and the community with real and timely needs.
- New sheriff's advisory committee is being created which includes 15 people from areas across the county.

Board Introduction and Treasurer Report: President Laurie thanked all the county officials that gave their time to attend the meeting, welcomed the residents attending the meeting and then introduced the current Board Members for the YG Association.

Treasurer's Report: Tina Depoyster, Treasurer

Business Checking: \$ 1,825.33
Business Savings: \$ 11,697.99
Emergency Fund: \$ 20,700.25
Total: \$ 34,223.57

Current Dues collected: \$ 4,100.00

Total properties in GCCHLA: 194

Current Total Members Paid: 50

We are only receiving dues from about 25% of the owners (land and homes)

2025-2026 Board Members:

1. Laurie Beckel (current President)
2. Melissa Pierce (current Vice President)
3. Curtis and Tina DePoyster (current Treasurer and Webmaster)
4. Michelle & Chad Tyler – current acting Secretary
5. Judy & Dave Gallaher
6. Kim Graham
7. Megan & Andrew Heine

8. Sergio & Eva Panelo
9. Courtney & Dustin Donovan
10. Heather Huntoon & Darrell Huntoon

President Laurie acknowledged there was some discontent over how the Board makeup for the new year had come into being, as more specifically outlined as follows:

- The Nomination committee collected 10 people who volunteered to be on the Board. Bylaws require 9-11 board members. Since it was not a competitive election (short of the target 11 members) the board voted to accept the nominations “by acclamation”. We voted to do this in lieu of going through the exercise of a needless election.
- VP Melissa Pierce expressed concerns about how the process was handled and felt the vote by the members (homeowners who pay dues) should have taken place, regardless of the shortfall in volunteers for the Board.
- President Laurie and other Board members acknowledged the need for better communication on this. The Board will consider ideas in the next Board of Directors meeting November 12th (Laurie’s at 6pm).
- The Board will discuss at the November meeting ways to conduct the Board election making any needed changes to the bylaws with a majority vote.
- Also, more volunteers were encouraged to consider joining the Board now to get to the 11 person Board. Please contact Laurie (303-909-8235) if you would like to join the current Board.
- One member also spoke about how the community needs to accept responsibility to participate and that not everything can be the board’s responsibility.
- If you want to be on the nominating committee for next year’s election, you can contact Melissa Pierce at mechanic.mel@gmail.com

Honoring our neighbor (and kiosk maker) John Weaver, 80 years old

Chuck shared that John Weaver passed away. He greatly contributed to the neighborhood in the 5 years he lived in YG including road work in upper Pisgah area and building the kiosks. We plan to build a memorial bench to honor his service in the Gulch and find ways to celebrate his life. The community is also donating cut and ready-to-stack firewood to support the family through the winter.

Community Issues & Announcement

- **Chili cook off winner** was Andrew & Megan Heine, Stephanie Bottomly and Sergio Panelo. Congrats!
- **Next Quarterly HOA Board Meetings:**
(2nd Wed of the 2nd month in each quarter):
November 12th
February 11th
May 13th
July 8th (meeting to accept slate of candidates for next Board election)
Annual Meeting: September 12th, 2026