

Minutes (Board Approved via email February 17, 2026)
York Gulch HOA Board Winter Meeting
February 13, 2026

In Attendance: Kim Graham, Laurie Beckel (President)/John Crawford, Megan Heine, Sergio Panelo, Chad Tyler, Melissa Pierce (VP), Tina (Treasurer)/Curtis DePoyster (webmaster). Dave/Judy Gallaher and Heather Huntoon and Nicole Savage.

Absent: Courtney/Dustin Donovan

Treasurer's Report:	Given by Tina Depoyster, Treasurer
Business Checking:	\$ 736.19
Business Savings:	\$ 12817.30
Emergency Fund:	<u>\$ 21437.38</u>
Total:	\$ 34,990.87

Laurie asked how dues payments are tracking compared to other recent years and Tina indicated the same level of payments have been received. Dues payments are covering annual expenses.

Road Committee (Melissa Pierce):

The committee met on the 7th of January, with the following being discussed:

- Committee member roles and responsibilities
- Fund raising ideas
- Greg (resident and committee member) is talking to Clear Creek County about how they can further assist our community and give us certain approvals we will be needing
- Alex (resident and committee member) is also talking with county to set up a meeting with county reps; the committee is pushing the county to allow our community to install stop signs in certain areas
- Kim & Melissa divided up duties amongst the committee members.
- Nate (resident and committee member) is broadening relationships in the interest of bettering our roads and related safe traffic flow.

Q&A for Melissa (roads committee):

- Dave Galagher asked if a vehicle road counting device was ever put on York Gulch because at certain traffic levels the County needs to assume more maintenance responsibilities?
- Melissa explained no counting device has been utilized yet, albeit we may need to secure a traffic study, or push the county to secure one.
- April 7th is the next Roads committee meeting

Fire Mitigation Committee

- Laurie indicated a meeting has not been conducted in a while
- A pile burn workshop will be held on March 13th in Gilpin County (Rollinsville)
- Laurie indicates burn piles are the best approach for burning slash safely
- Sergio indicates there is a lot of down wood by Wilson way where our community

should be allowed to access/cut-up and take/remove

- Laurie suggested Board Members/residents keep a list of the local areas that residents may want to harvest and we push the forest service to allow us to access

Community Issues:

- **Community Meeting with Fire Authority, Sheriff's Office and Office of Emergency Management has been scheduled for March 11th at 5pm with a potluck afterwards at the firehouse**
 - Come meet our new sheriff, Ron Thornton, hear updates from our Chief Jeremy on fire mitigation and possible grants and learn more about emergency preparedness from manager Clarissa Boggs-Blake
- **Laurie will be gone May 13th. Important meeting to put together Nominations Committee. Who will run this meeting?**
 - Melissa volunteered to run the meeting
 - Laurie suggests having the above agency reps (Fire Authority, Sheriff's Office and Office of Emergency Management) present at the May 13th meeting date.
 - After further Board discussion, Laurie and some Board members suggested moving the May 13th meeting to the 20th of May because of Board conflicts with the 13th.
 - Laurie is also checking on March 4th or the 11th for the presentation by the Fire Authority, Sheriff's Office and Office of Emergency Management
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- **York Gulch Facebook page (not part of HOA)**
 - Sergio asks about who actually sponsors what appears to be the community Facebook page, it erroneously appears to be sponsored by the HOA
 - Curtis says not sponsored by the HOA and while it's an informal initiative, he tries to monitor and prevent people from being derogatory, and keep content to helpful community info only etc
 - Curtis indicates there is a separate HOA Facebook page from the one Sergio was referencing

Community Cluster Mailbox Discussion and Considerations.

- FedEx deliveries at the cluster boxes on Fall River
- However, packages are being stolen.
- Idaho Springs post office is worried about staff delivering at the current mailbox locations because it's too dangerous.
- The Board had an extensive conversation about security measures to maybe include cameras to prevent stealing and maybe adding Dropbox-style package receiving containers.
- Residents should report stolen packages to law enforcement.

Laurie queried Board for any new topics.

Being none, she adjourned the meeting at 7:35PM.

- **Next Quarterly HOA Board Meetings:**

May 20th 7pm (location TBD)

July 8th (meeting to accept slate of candidates for next Board election)

Annual Meeting: September 12th, 2026