

**Approved Annual Meeting Minutes
York Gulch HOA
September 12th, 2026**

2026/27 Board Members:

Kim and Greg Graham, Laurie Beckel (current President), Melissa Pierce (VP), Tina DePoyster (Treasurer)/Curtis DePoyster (Webmaster). Dave Gallaher, Courtney Donovan, Nicole Savage, George Slayton, Chuck Roberts, JJ Margiotta, Jeff Payne

Welcome: Laurie Beckel, current HOA President

Treasurer's Report: Tina DePoyster

Business Checking: \$1,712.22

Business Savings: \$16,921.29

Emergency Fund: \$23,354.91

Total: \$41,988.42

Introduction of the recently elected 2026/2027 HOA Board of Directors

Update on the 2026 Review of the Forest Service permit: Dave Gallaher & Laurie Beckel

- Renewal every 30 years – which is unusual to have this length
- If we didn't have this in hand and we're starting over, it would cost a minimum of \$450,000
- They are doing the update for basically no cost to us and not requiring environmental reassessment
- Process should be completed by year's end

Road Committee Update: Melissa Pierce

- Heavy equipment workday above octopus was very successful!
- Road is down to granite between Big Meadow and octopus but this needs road base first...does the Road Committee have a request for the Board to consider?
- Conversations with the county to consider maintaining York Gulch to the octopus since that is county road (not FS) but they do not maintain York Gulch past Overlooked Way currently. Road committee has developed a petition that will be shared making this ask of Clear Creek Road and Bridge (they have the power to make a decision based on their budget).
- Advocating with Gilpin and Forest Service but it's tricky. FS maintains these roads every 25 years.

Fire Mitigation Committee/FireWise Community: Dave Gallaher

- Dave helped create this for the community
- Can send certificate to insurance to maybe get a discount
- Needs hours and money you have spent to highlight everything the community has

done for fire mitigation. Contact Dave with this information if you haven't already (720-878-8448).

Community Issues:

- Sheriff Department Update: Under-sheriff Matt Brown
 - Appointed sheriff, Ron Thornton, (on the ballot in November) and working hard on staffing, almost fully staffed
 - Patrol focused, working on traffic control and parking regulations, specifically targeting Floyd Hill and Guanella recently
 - Starlink in patrol vehicles
 - OEM director is working with fire authority to update emergency zones regarding fire evacuations, etc.
 - Look Out Alert (reverse 911) is vital to be signed up for – Lookoutalert.com
- Fire Authority Update – Jacob Glenn, acting assistant Fire Chief
 - Retirement of Jeremy Jones has left 'big boots to fill', so there is a shift in positions in interim
 - Huge thanks to all of us for fire mitigation and this allows them to do more so it's a good partnership
 - They are looking at funding for continuing mitigation to support the county. The Ballot Measure on this year's ballot regarding sales tax on sporting goods would dedicate a funding stream to fire mitigation and conservation.
 - Mitigation will be done at the end of this month formally, but they will continue to support us with chipping until the snow starts.
 - These efforts also allow us to get free wood for fire. Call the Fire Authority office if you would like a delivery @ 303-567-4342.
- Forest Service Update: dispersed shooting
 - Two newer shooting ranges and now forest service closures will begin to happen (but this slow). The next step is to comply with the requirements in the Dingell Act. Hoping that our York Gulch dispersed shooting can be made illegal by next summer.
- Clear Creek County Update: Commissioner George Marlin
 - This is one of the most active, proactive, and positive communities in this county. Firewise is acknowledge as a huge accomplishment.
 - County budget is a severe challenge – lost 1/3 of general funds in the last 10 year due to reduced molybdenum production at the Henderson Mine.
 - Last year staffing study was done and he's willing to share but we're very lean on staffing – working on being more effective and efficient.
 - Flood in courthouse required a huge remodel but redesigned spaces so all staff in now in one building. Allows us to sell 3 county buildings.
 - Charlie's Place – conversation occurring about the future of this, not urgent but we may not have the funding to continue this service. This becomes even more challenging if Gilpin pulls their funding. Looking for new partnerships with non-profits to help.
 - Photo radar is being actively considered to support sheriff office.

- Code enforcement has been a priority. Raspberry Hot Springs is a local example of concerns, and it was closed. Short term rentals is another example – form online, search Clear Creek Rental Complaint to file a concern.
- Country roads that are not fully maintained which is a concern – service levels are sketchy with language in policies that the county *may* maintain it and locals are not allowed to. Opportunity to be more vocal on have a better county policy and resources outlined.
- Fire mitigation is a continued concern. County is looking into federal grants to support this – long term forest improvement jurisdiction is a possibility to get money from Front Range to support protecting their water sources, which is from us.
- Logging tax increase on ballot – as a member of the community, this is something that could support community, \$800K would be earned from visitors – pay for tourism marketing, housing efforts, childcare supports and sustain emergency services.
- Wes Paxton, Clear Creek Schools Superintendent with School District Update: \$4 million ballot initiative called “Debt-free Mil Levy”
 - Celebrations: Elementary schools showed over a year’s growth last year & dropped chronic absenteeism by 30%.
 - Clear Creek is \$11,000 lower than metro teacher salary - it is challenging to retain good teachers. Debt-free mil levy would pay for this.
 - Students want trade school experiences – we pay for 9-10 students, last year we have 30 apply for Warren Tech. Debt-free mil levy would pay for this.
 - Carlson is a new building, but HS needs new windows, boiler, etc. and King Murphy needs a lot of support – \$20 million in deferred maintenance. Debt-free mil levy will pay for this.
 - Cost to property owner owning 150K property is about \$29/mo.
- Anything else?

Chili-Cookoff Winners! #1 Kim, #2 Amber, and #3 Arlan

Quarterly HOA Meetings:

Fall: 11/5 @ 7pm

Winter: 2/4 @ 7pm

Spring: 5/6 @ 7pm

Summer: 7/1 2@ 7pm

Annual Meeting: September 11th, 2027 – Chili cookoff @ 12, meeting at 1:00

Minutes provided by Courtney Donovan