

**AGENDA**  
**SVPORC ANNUAL MEETING**  
**Information Only**  
**August 20, 2011**

**Call Meeting to Order:** The meeting was called to order by Zug Standing Bear at the pavilion at 10:04 a.m. on August 20, 2011. The members present represented 23 properties which did not fulfill the quorum requirements. The meeting proceeded with sharing information.

**Speaker Nick Lauria, Divide Fire Protection District:** The handout "100' Defensible Space Make your Home Fire Safe" was distributed. Nick has been in fire protection for 18 years and actively involved in wildfire mitigation in a variety of states. He has been a resident of Colorado since 1992. He highlighted the following areas for consideration in making homes safer:

- Roof: Wood shakes are "bad." Embers get under them and after the fire is gone they will continue to burn and reignite the fire.
- Decks: Don't put cords of wood or combustibles under your deck. Non combustible furniture was also recommended on decks.
- Vents: Box in vents so that fire does not get into the vent.
- First 30 feet around the home: Clear shrubs away from the home. Big spruce trees do not need to be cut down. However, branches touching the ground should be trimmed to prevent grass fires on the ground from climbing the tree.
- Tall Dead Grass burns fast and very hot. Needs to be mowed.

Mitigation needs to be done yearly.

The Colorado State Forest Service in Woodland Park will check out your home and property for \$50 and make recommendations. Also the Divide Volunteer Fire Department can assist you. He also suggested the website [firewise.org](http://firewise.org) for more information on how to make your property safer.

There are funds that an HOA can apply for to help with mitigation. It is a lengthy process but the funding is significant. There are templates that could help. Indian Creek just completed the process.

Question: Can Donations be made to the fire department?

Answer: Yes

The Divide Volunteer Fire Department will be having their annual Pancake Breakfast on Sunday, September 4<sup>th</sup>. Starts early and goes till 11:00 a.m.

Question: What type of fire extinguisher is best?

Answer: A good size is a 2A10BC fire extinguisher.

Question: Can the fire trucks get up some of our steep and twisting driveways/roads?

Answer: Most likely. Good rule of thumb is if a garbage truck can get there then the fire department can also get there.

**Speaker Joe Kraudelt, Cindy and Stacey Yeoman, Colorado Division of Parks and Wildlife:** Joe Kraudelt, Cindy and Stacey Yeoman are volunteers for the Division of Parks and Wildlife. There are 8 people in Teller County that volunteer with the Bear Aware Program. Their goal is to help people and animals live together peacefully.

**Bears:** Remove the food source. Keep the trash in the garage. Joe suggested a solution of ammonia and water or bleach and water in the bottom of garbage cans to cut the smell. It can also be sprinkled on the ground around the garage. A bear's nose is 50 times stronger than humans. Moth balls in a nylon sock attached outside a shed can also be used. Keep food out of vehicles and doors locked. Smelly food can be frozen until trash day. On grills, when done cooking clean the grease trap and put the grill on high for 3 minutes to burn off leftover food.

Colorado only has black bears. They come in all colors and can be reddish or brown but they are still black bears. There are at least 10 to 12,000 bears in Colorado. Bears are territorial and cover about 25 miles. They are very smart. If they get food they will come back. It then becomes your job to let them know it is not their territory. Make a lot of noise and throw things at the bear. He suggested putting rocks in a pop can and having them handy to shake and throw at the bear. Use common sense. Put birdfeeders out in the morning and bring them in at sunset. If you are not going to be home, it is good to bring in the feeders all together.

If a bear finds food it will take 15/20 times of negative reinforcement before they quit coming. Air horns and car alarms can also work well. Bears that are tagged are moved 100 miles away. 40 to 50% come back. The Division of Parks and Wildlife Staff can stake out a property and shoot rubber buckshot to scare a pesky bear back in the woods. If they break into an occupied dwelling and become a threat to human life then they will need to be put down. Bear spray is very effective and can be purchased at Sportsman's Warehouse, Wal-Mart, or Trout Haven Resort. It can shoot out 30 feet.

Bear boards can be made to keep bears from trying to get into windows. Put 1 ¼ " roofing nails through a piece of plywood so that there is no place on the board where the bears paw would not hit a nail.

**Mountain Lions:** Can be scarier. If you encounter a mountain lion back away and make yourself look as big as possible. Put your coat up high. In a group, you can move together to look bigger. If you have a hiking stick, wave it in the air. Throw things. A mountain lion will watch their prey and see if they can take it down. An older or sick lion that can't take down a deer will go after pets or small children. If the hair on the back of

your neck stands up there may be a mountain lion close. If you encounter a mountain lion attack, fight back as hard as you can with sticks or whatever is available.

Don't feed the deer, they don't need it. Feeding the deer spreads disease and invites the mountain lion into your yard.

A number of brochures were made available. (Colorado Division of Wildlife, 6060 Broadway, Denver, CO 80216, (303) 297-1192, [www.wildlife.state.co.us](http://www.wildlife.state.co.us))

### **Introduction of Board and Election Results:**

The Board members were introduced: Zug Standing Bear (President), Shaun Gordon (Vice President), Deb Schneider (Secretary), Greg Smith (Treasurer), Dick Cope (Fishing), Georgia Currie (Member) and David Martinek (Member).

**Election results were announced.** Zug Standing Bear, Shaun Gordon and Greg Smith were reelected to the board. The 2012 budget passed unanimously. The board will decide on officers following this meeting.

Community Comment: Thank you to the Board for all they have done.

### **President's Message: Zug Standing Bear**

Zug shared that it is his 10<sup>th</sup> anniversary of being on the board. The aim of the board is to ensure safety in the community. The board has stewardship over the common areas which include the lakes and ponds. In January 2010 the covenants were sent out for a vote. We have 13 filings and 12 separate meets and bounds properties. Some of the covenants mirror others and some don't. Votes were received on less than half of the 365 properties. Filing #2 received a majority vote and adopted the new declarations. All other properties remain under the old covenants which were developed in the 60's and 70's. The board voted to adopt the new declarations and bylaws in order to be in compliance with Colorado law. Last year some interesting correspondence came to the attention of the board. There have been anonymous fliers and web site postings making ridiculous accusations. With no-one to respond to, we have been forced to ignore the accusations.

### **Vice President: Shaun Gordon**

Shaun reported that there are three members on each of the Covenant and Architectural Committees. Architectural and Covenant information is on the Spring Valley website ([www.myspringvalley.org](http://www.myspringvalley.org)) or hard copies can be obtained from Shaun. The Architectural committee reviews any improvements you want to do to your property. They can also review improvements for county requirements and make recommendations on what might or might not meet county regulations. There is a quick turnaround. Everyone that has been submitting for review of improvements has followed the guidelines and that is appreciated. There is also an email address linked to the SV website.

Question: Can new residents vote on the covenants?

Answer: Yes. The declarations and ballot are on the website.

Zug expressed that he has appreciated working with the board. They are a very cooperative group and fortunately have backgrounds compatible with their board roles, such as, the Treasurer, Greg Smith, who has an extensive background in fiscal and financial management.

**Treasurer's Report: Greg Smith**

Greg reported that he has been the SV Treasurer for almost 3 years. Everyone received a copy of the 2012 budget in the mail and it is also posted on the website. The membership approved the 2012 budget which is very similar to this year's budget. The actuals this year are very close to the budget except in one area. We are 20% short from last year's fishing revenue and about 30% behind budget for fishing revenues.

Question: What can we do to save cost in SV? We spend \$100 a month for the accounting services.

Answer: An independent third party accounting firm is used so that there are no allegations.

Question: Why do we carry insurance on the board and office coordinator?

Answer: This is a normal management practice.

**Activities Committee Report: Deb Schneider**

Deb reported that we have two more events scheduled for this year. The Harvest Party is on September 10<sup>th</sup>. It will be a potluck with a fall theme and entertainment. The Trunk or Treat will be on Oct. 22<sup>nd</sup>. It will be in the parking lot of the pavilion. Car trunks and pickup beds should be decorated with a holiday theme and the kids will trick or treat. We hope all come in costumes. We are not doing the Christmas Party this year because our experience is that many people already have plans at that time. The Activities Committee welcomes suggestions.

**Welcome Committee Report: Shaun Gordon for Roni Gordon**

Shaun reported that Roni has contacted 13 new owners and 6 new long term renters. Additionally 9 letters were sent to those owners not living in SV. There is a welcome packet for new owners with a lot of good information.

Marie Wells asked that everyone check the SV Directory to be sure their information and the information of their neighbors/friends is correct. It is sent out yearly by email or hard copy.

**Improvements to SV Committee Report: Shaun Gordon**

Shaun recognized Greg Smith for building and refurbishing the picnic tables. The boat ramp was fixed in May but it may need additional repairs.

We have a list of other improvements. One of which is to turn the patio area into a more permanent structure. But because of money and time that project is on hold.

The biggest project is the Dam improvements which we have been working on for about a year. We got the design done two weeks ago, we have the Army Corp of Engineers permit that allows us to work in the channel below the dam and the state has signed off on the engineer's drawings. Shaun is meeting with contractors to get competitive bids. We are going to put in tow drains at the bottom of the dam to capture and measure the amount of seepage coming through the dam. This will allow us to be in compliance with the state monitoring. We are hoping to begin construction by the end of September. Money is set aside and information will be posted to keep everyone informed. We will have to lower the lake about a foot which will reduce the pressure on the dam and the amount of seepage to allow the work to be done.

Question: Has the new lake on private property affected our lake?

Answer: No. The new lake filled up in about two days. It is not that deep. Only about 6 foot deep like kiddie pond.

Question: Kiddie pond was muddy last year and is getting better and better. Do you know what the background is on that?

Answer: After talking with John Bousquet, it is because the lake turned over and is starting to settle out.

They are working with the State Dam Inspectors on the issues related to Kiddie Pond.

#### **Lakes and Fishing Committee Report: Dick Cope**

Dick reported that we are about \$2,000 behind last year's fishing revenue. He is having trouble getting regular people to do the fishing patrol. All boats are registered except 2, an aluminum canoe and a paddle boat. The two or one pole rule for fishing was discussed. The board agreed to discuss the pole issue at next board meeting.

The board received a comment that we might want to consider hiring one person to do the fish patrol for the year. Running the numbers, it would not pay for itself. The board will discuss this issue in a future board meeting.

#### **Volunteers: Shaun Gordon for Roni Gordon**

Shaun reported that we can always use volunteers. Let Shaun know if you would like to be on a committee. All help is appreciated.

#### **General issues:**

Question: How can we get more people involved?

Answer: Everyone could take it upon themselves to invite 5 people (neighbors and friends) to come to the events/meetings even offering transportation if needed.

Question: Would it help if the board scheduled their meetings every other month?

Answer: We have decided to do meetings every month because there is a certain amount of business that needs to be conducted monthly. Meetings are kept to about an hour and the current board members are comfortable with that.

Question: A couple of years ago some very nice men worked on the paths around the lakes. Part of that path is getting very hard to walk on. Would anyone volunteer to fix that path?

Answer: The Board could organize a volunteer work day to repair the paths.

Question: What can be done about the purple thistles? They are getting bad again.

Answer: If everyone cleared their own property, it would help. The board also has some spray that could be provided to volunteers that want to work on the thistle problem.

The forest service recommends cutting them at the root line or pulling out.

**Meeting Adjourned at 11:44 a.m. Potluck lunch followed.**