

# Sylvan Lakes Property Owners Association

## Memorandum For Record

Rough Draft revision date for minutes: 8/27/2014

Subject: Minutes SLPOA Meeting

Date of Meeting: August 23, 2014

Time & Place: 11am Prestarri Residence, 67 Shadow Valley Drive

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### **FINAL COPY**

#### Attendees:

Mary Carpenter, President SLPOA; 218 Deer Crossing Dr.

Irv & Priscilla Tracy; 89 Shadow Valley Dr.

Peter & Lynda Prestarri, 67 Shadow Valley Dr.

Ante & Ginny Peros, 137 W Dream Home Dr.

Jesse & Adrian Peros, 137 W Dream Home Dr.

Christine Wuppermann, 110 E Dream Home Dr.

Jonathan Shamis, 152 Lotus Lon Dr.

Dave Maurer, Vice-President SLPOA, 64 E Dream Home Dr.

Trish O'Connor, 176 W Dream Home Dr.

Reed Ruck, 185 Lotus Lon Dr.

Lance Hooper, 548 Deer Crossing Dr.

Greg Conway, Secretary SLPOA; 137 W Dream Home Dr., Unit A

#### ▼ ...means see follow-up action list below.

1. **Procedures.** Mary proposed and the group accepted the use of orderly procedures for discussion.
2. **Financial Report.** Mary Carpenter presented the bank statement indicating the current balance of the SLPOA checking account is \$4,297. Secondly, Mary added the reminder that SLPOA dues, at \$100 per year, are mostly in arrears (i.e. late).
3. **Signage.** There was discussion of 3 types of sign issues in Sylvan Lakes:

- A. Safety.** New locations of speed limit signs (where a driver is more likely to see) and child safety signs were discussed. ▼
- B. Hidden ditch.** Certain spots where drivers chronically drive into ditches every winter is caused by those spots being covered up by needed snow plowing.
- C. Real Estate.** Procedures for real estate sign posting out by the mail-boxes was discussed. ▼
4. **Wildfire Mitigation.** Greg summarized the visit by CO Forest Service's (CSFS) Damon Lange on Thursday. The inspection visit was successful and those who utilized, in part, contractor services need to forward receipts. Grant payments will be made after approval of the Wildfire Mitigation committee of 4 who attended the training session at the Leadville-Lake County firehouse last spring. ▼
5. **Neighborhood Watch Program.** A neighborhood watch program was discussed. It was generally agreed that there is a de facto 'watch' program, but if it was made official we would have the additional crime-deterrent effect of a crime watch program. The impetus of this topic is the burglary of weapons from Dick Reed's house, as per discussion with Ante Peros and Dick Reed. ▼
6. **Water.** Ginny discussed the need for an engineer-hydrologist to help educate individuals at Sylvan Lakes working on the topic of water for the lakes. She reported that discussion have been scheduled with Lake County and City of Aurora (who needs to store water somewhere). Gerry Knapp of Aurora and Mike Bordogna of Lake County are some of those officials. The usefulness of having a lawyer on retainer to monitor developments until legal skills are required was highlighted. The development of a short-medium term 'Substitution' Plan and a long term 'Augmentation' Plan was discussed. The variation of water levels in any hypothetical future scenario was discussed. The political position of Sylvan Lakes in negotiating the political dimensions of the 'water' topic is far stronger if the Hartner #1 and Hartner #2 lakes work together; conversely, if Sylvan Lakes is perceived as a split community, the Sylvan negotiating position is greatly weakened. It was

noted with authority and clarity, **for the first time**, that EPA regulations trump (carry greater authority) than Federal or CO State Law. ▼

7. **Oliver Bridge**. The repair of the wooden bridge on Mark Oliver's property over the West Tennessee Creek (actually located near the Prestarri's House) was discussed. Greg emphasized that Mark Oliver is allowing this repair IF AND ONLY IF the bridge repairs use modern standards of safety, that cautionary signage warns any pedestrians (or cross-country skiers, snow shoe people, etc) that the bridge is a community utility and NOT a piece of play-ground equipment for children. Danger, especially during spring run-off should be obvious to all. All who use the bridge will be required to sign a release from liability. Mark continues to pursue work that will result in a secondary 'emergency exit' for Sylvan Lakes that will exit onto County Rd 19. Reimbursement for bridge hardware expenses was discussed. ▼
8. **Covenants**. The December 7, 1965 revision of the Sylvan Lakes covenants was discussed. It was agreed to post these on the website and any suggestions for revision should be emailed to Ginny or Mary or Greg. Lance provided a copy of the old covenants to be posted. ▼
9. **Dog Policy**. Dogs who bark through-out the night seems to be the greatest issue with dogs. It was clarified that there is an existing Lake County policy that should be considered. This will be obtained and posted on the website. An ancillary discussion was concerned with the sounds of gunfire. ▼
10. **Highway 24 Clean-up**. The program for highway 24 clean-up by Sylvan Lakes residents in the area around Sylvan Lakes was discussed. The State has posted our signs, provides orange bags, picks up those bags when filled and has the Sylvan Lakes Property Owners Association listed as their point of contact for this program. The group will be notified when the 'late summer-fall' clean-up is scheduled. (Post meeting note on date...see below) ▼
11. **Additional Discussion**. Lance will research and provide details on an 'internet capable' weather system for which he will be reimbursed. Reed indicated that from his professional experience with water related mill-levy's, that the Sylvan Lakes is currently far lower than those he has seen at other

locations and further that this should change. Greg forgot to bring up the CSFS 'tree-nursery' program that provides seedlings for a cost of \$75 for 30 Aspen seedlings and CSFS also has Engelmann Spruce, White Fir, Blue Spruce and can deliver to Sylvan on Lake County visits. The USFS visit on 23 July determined that Mark Oliver's proposed roadway down to County Rd 19 (which will also provide and emergency egress for Southern wildfire situations covering the Sylvan Lakes entrance/exit) will cross private land owned by Sondra Dirks and further discussion is needed.

***Follow-up Action List (▼):***

1. Ante & Greg will discuss safety issue signage topics with Brad Palmer of Lake County. Dave will develop real estate signage policy.
2. Wildfire mitigation (WM)- Greg will submit paperwork and convene WM Group for sub-project approvals.
3. Neighborhood Watch Program- Jonathan will get county info.
4. Water- Ginny & Greg will post a regular update on the website.
5. Oliver Bridge: Greg to finish project and write SLPOA policy for safety usage.
6. Covenants. Lance will provide old revision to Greg who will post on website. Comments by ALL for new revision email to Ginny, Mary or Greg.
7. Dog Policy- Jonathan will get the existing Lake County policy and Greg will post on the website.
8. Highway 24 clean-up- September 20, 2014 10 am...meet at entrance

Sylvan Lakes website:

<https://sites.google.com/a/sylvanlakesco.com/sylvan-lakes-of-lake-county-colorado/home>

[Meeting notes taken from audio recording (.mp3), available to any interested property owner.]

Minutes approved by attending SLPOA board members.

CF: All Sylvan Lakes property owners, Mike McHargue LCOEM, Damon Lange CSFS, Lisa Corbin USFS.