

Community Preparedness Committee Meeting Minutes

January 30, 2010

Present: Fred Strieff, chair, Nancy Allred, Joan Beaumont, Monty Beaver, Bob Dye, Bob Scott, Dennis Scott, Mary Jo Shelton, Harriet Vaugeois, Betty Withington

Absent: George Gonzalez, Rick Kinder, Ronnie Mack, Don Ruward, Sheryl Smith, and representatives from Area 7

The meeting was called to order at 10:40 a.m. in the Fire Station.

Items of discussion and action:

1. Discussed the need to alter the boundaries for Areas 5 and 7 to make them more equitable and more manageable in case of emergency.
 - A. Decision to move the west boundary to Upper Gallinas.
 - B. Nancy will call Elaine Fodor to serve as Area 7 Leader and Betty Withington is calling Diana Novacek
 - C. A revised map needs to be published. Bob Scott will follow up on this with Web Master Pat Roehl
2. Area leader updates.
 - A. Area 4 might need a new Leader in order to have someone who lives full time on the ranch. Decided to approach Al Tucker about this position, with George Gonzalez and Don Ruward as assistants.
 - B. Area 3 has not been represented at meetings by a Leader in quite some time. Decided to ask Ronnie Mack if he's still interested. If not, Bob Dye agreed to take over as leader. Mary Jo recommended calling Donna Garrett and Sue Spanner as possible assistants.
 - C. Agreed to have three assistants for each area. Area leaders are to call or email their residents to find enough volunteers to fill the assistant need.
 - D. The importance of having volunteers to monitor each area of the ranch was re-affirmed. Being an Area Leader with 3 assistants makes this job fairly simple, while also critically important in times of emergency such as fire. Areas without volunteers to assist with this information could be left vulnerable. All ranch owners are encouraged to consider helping the community in this position.
3. Residency (property owner) List.
 - A. The website list is current.
 - B. Monty and Nancy reported that the Communications Committee is planning to add additional fields to the online database that will include categories necessary for the CPC committee, such as status of residency: unoccupied, building, part time, full time; as well as other owner data necessary for other POA committees.
 - C. Nancy will provide a current list of property owners to Fred, listed by Lot #, which he will update with CPC information and send out to Area Leaders.
 - D. Area Leaders will then update the list with any occupancy information they've been able to gather and send it back to Fred.
 - E. Fred will maintain the master list until the website database is available.

4. Ideas for improving safety on the ranch, an open discussion
 - A. Emergency situations during unusually heavy snow conditions. Decided to post online a list of commercial snow removal operators on the ranch who could be called during such an emergency. Fred asked that area leaders check their areas for anyone with commercial equipment and a willingness to be called during snow emergencies. Bob reminded the committee of the basic protocol for all emergencies which is to call 911 and then the Road Committee chair.
 - B. Earthquakes that might move rocks into positions of possible danger. Decided that this condition falls into the category of other mountain living challenges and that property owners must always be on the look-out for possible rock slides and other earth movement hazards.
 - C. Trees close to power lines, either through natural growth, high winds, or heavy snow. Property owners should call San Isabel Electric about such potential fire hazards. History of this problem is that San Isabel is very quick about coming out to trim or remove the trees.
 - D. Entrance fire danger sign. Fred and his wife have been monitoring the danger level and keeping the sign current. Dennis suggested Fred access the Colorado link for fire danger status which might be more accurate than the national reading.
 - E. Entrance surveillance cameras. Fred and John Sanders are in the process of investigating an upgrade to HD cameras which will cost approximately \$1,000. Don't tell anyone, but the current cameras aren't worth anything in terms of image detail.
 - F. Magnetic Community Watch signs for ranch vehicles. Several are available for anyone who wants to put one on a car. Unfortunately, the signs tend to rust the paint underneath.
 - G. Medical Packs. These packs were donated to the volunteer fire department years ago because of the need to update many items and the fact that the packs were never used. The decision had been to get the packs in the hands of the QRTs who would use them.
 - H. Exit 2. The entire exit is gone. End of discussion. The railroad should be returning the POA lock.
 - I. Incident Reports. The CPC committee no longer takes the responsibility of handling all incidents on the ranch. Instead, anyone noticing something suspicious should call the county sheriff directly. Monty will look at the former report forms and submit a revision that could be made available online for anyone to record critical statistics when calling the sheriff to make a report. The revised form will be looked at the next meeting and we will make a decision on what to do with it.
5. Area Leaders are reminded to continually monitor their areas for any new building on the ranch, in order to keep the emergency notification list current. Bob Scott suggested that the METRO would be a useful resource since they are running the ranch roads regularly.
6. The meeting was adjourned at 12:00 pm. The next meeting will be scheduled when needed but at least prior to fire season. In the meantime, action items will be sent to committee members via email. When the Residency database has been expanded, the CPC will convene for training on how to upload information to the database.

Road Committee

Minutes of Meeting January 16, 2010

In attendance: John Albert, Al Tucker, Bob Scott, John Noard, Mike Shelton, Dick Goellen, Tom Stevens, Fred Streiff, Gerry Harbour and others.

John Albert summarized our current work and projected the same amount of money available for roadwork this year as last. He stated that costs should remain the same for road maintenance, materials and hauling of road base. We have requests from owners and or needs estimated by the committee of over 10 miles of roads needing road base. Some areas that had red ash applied in the past have not held up, due to high traffic and bad road conditions.

John Albert and Al Tucker reported that they had traveled many of the roads needing new material in the last 2 weeks. They gave their recommendation for road base for the current year as follows:

Roadway Name	Miles	Comment
Hidden Meadow	1.0	
Lodge Pole	0.3	Only part of the work needed
Upper Fishers Peak	0.3	
Cedar Way	0.2	
Vista West (East end)	0.4	
Vista West (Middle)	0.7	
Sunset	0.6	
Lower Turkey Creek	0.4	
Upper Cottonwood	0.2	Only part of the work needed
Westwood	0.2	Only part of the work needed
Timber Ridge	0.2	Only part of the work needed
For a total of	4.5	

In addition, Lower Elk Park, Lower Elk Ridge, Timber Wolf Run, Gray Fox, Alpine Meadows and spots on Squirrel Lane also need some material, with Elk Ridge having the priority should the money be available. The committee decided to go with the recommendation, with the suggestion that we might want to complete all of the work needed on some the roads that were only list for portions (leaving off other portions) in order to simplify the work for our contractor. This would mean that some roads listed as portions might not get done this year.

After a discussion of snow plowing work the committee agreed to give more priority to getting fresh snow off those roads that are shaded and seem to hold the snow for a long time in order to prevent the fresh snow from being packed down and turning to ice.

Common Area Committee Meeting

June 6, 2010 - 10:00 am

Attending: Bob Scott – POA President
Linda Brown – Co-Chair
John and Lynne Parker
George Gonzalez

Topics:

1. Community Center

Location options were discussed including Lot J-6 or the vacant land where the cattle pen now sits. Bob is also waiting for financing options currently being researched. John and Linda offered to share the information they have gathered on steel buildings/pricing/erecting.

2. The Bridge

Bob stated he is not optimistic on getting any co-operation from the BNSF in our quest to gain access to the Exit 2 alternative emergency road. In light of that, Bob has contacted an Engineer, John Morgan, from Raton, to inspect the bridge and present the Board with recommendations/costs of design and upgrade in order to have it brought up to Colorado State Load Standards of 120,000 lbs. Grant monies may be available. That needs to be researched, as well.

An alternative north side emergency exit road was discussed that would join together with the Trinidad Lake Estates road. There is a very small section of private property we would need to access in order for this to happen. George graciously volunteered to speak with the landowner and hopefully work out an agreement for access to that section of land.

3. Guard Shack

The porch on the guard shack is in dire need of replacement. We are looking for volunteers.

4. Gate Security

Bob stated there is no real solution to full gate security in and out of the ranch aside from having a human guard at the guard shack. We are waiting for an update on the purchase of the upgraded security camera system presented to the Board by Fred Streiff on April 3, 2010. The purchase was approved.

5. Ponds

It was decided that in order to keep the pond's maintenance costs within budget, Linda volunteered to head the cattail removal mission by purchasing the Weed Razer, at the cost of \$135.00, (previously approved by the Board) and recruiting volunteers needed to get the job done. Not an easy task, to say the least!

Meeting concluded at 11:05 am.

Bridge Committee Meeting

August 23, 2010

Attendees: Bob Scott Chair, RC Ghormley, Joe Richards, Roberto Jordan, Tom Stephens, ,Kevin Blake, Don Ruward, David Hulstein, Francie Montoya

Bob Scott opened the meeting by giving a summary of concerns and activity up to this date. It was agreed among the participants that the bridge is showing the effects of overloading and needs some sort of help.

The bridge is currently not insured for replacement in the event of a failure; only for liability.

If a new bridge was constructed in the same location, the new RR standards specify more clearance from the tracks, so a new West foundation would have to be set back to 25 feet.

The projected costs of replacement, thanks largely to the BNSF's contentiousness, are approaching two million dollars.

Since the POA has no standing with any governmental body, the project will have to be done in the name of the Metropolitan District, with Bob Scott as Owner's Representative, and RC Ghormley the alternate.

As with most Committee meetings, this meeting was of an informal format until David Hulstein suggested that, due to the magnitude of the problem, it might be prudent to finish the meeting and conduct future meetings using Parliamentary procedure. This was adopted.

Joe Richards has contacted Chavez-Grievies Engineering in Albuquerque and was given an approximate estimate of \$2500 to make a site inspection and furnish preliminary calculations. Since Joe's understanding is that Chavez-Grievies is willing to design a reinforcement procedure and produce load rating calculations based on that work, Bob Scott moved that they be engaged to commence with the project. The vote approving that work was unanimous.

Meeting adjourned