

**St. Mary's Glacier Property Owners Association  
Monthly Board Meeting  
Tuesday, February 6, 2006  
6:00pm**

**Meeting Called to Order:** 6:08 p.m.

**Board Members in Attendance:** Deb Rightsell, Ian Briddell, Angela Briddell, Erin Johnson, Jan Wood, Rob Brozovich, Kimberley Brozovich

- 1. Approval of Minutes from 10/4/06**
- 2. St. Mary's, Unit 4 complaints have been received by Deb & Erin.**
  - a. Board will begin researching the enforcement of covenants.
  - b. Erin to contact Fred to verify process.
  - c. Letters will be sent to offending properties
- 3. Garage at 755 Alice Road**
  - a. This property is bank owned and the bank has submitted a to Clear Creek to move the boundary line so the lot includes the garage and the house. The garage was built by the previous owner without inspection or permit.
  - b. Board recommends that the garage be removed rather than adjusting the property line. Jan will send a reply to the County.
- 4. Animal Control**
  - a. There have been multiple complaints about dogs running free in the subdivisions. One instance resulted in an altercation between a leashed dog and an off leash dog.
  - b. Animal Control must be contacted to file formal complaints. Information will be added to the newsletter and the website.
- 5. Message Board Forum addition to our website.**
  - a. Angela will work on adding this feature to our website over the next two months.
  - b. Will allow community members to communicate with each other online.
- 6. Treasurer's Report**
  - a. Jan will conduct a budget review in December once we have a full year of transactions.
- 7. Membership Cards**
  - a. Will be provided to members when they pick up their fishing badges or if they attend one of the monthly POA meetings.
- 8. Fishing Badges**
  - a. Newsletter will contain a 'ballot' to vote for Lake Q to remain catch/release
  - b. There has been a proposal from a resident on Lake Q to pay a higher cost than the normal badge cost so they can keep fish they catch from Lake Q. Rob and Ian will discuss.
  - c. Once votes from the newsletter are counted, the final rules will be posted on the bulletin boards at the mailboxes and the lakes as well as our website.

**Meeting Adjourned: 8:05pm**

**NEXT POA MEETING: Tuesday, March 06, 2007**

**St. Mary's Glacier Property Owners Association  
Annual Meeting of Members  
Sunday, July 9, 2006  
2:00pm**

**Meeting Called to Order:** 2:15 p.m.

**Board Members in Attendance:** Deb Rightsell, Ian Briddell, Angela Briddell, Erin Johnson

- 1. Speakers: Kathey Carsey & Cat Luna – National Forest Service, Yankee Hill Fire Mitigation Project**
  - a. National Forest Service is planning fire mitigation for Yankee Hill. All property owners will receive a mailing detailing their plans. Homeowners will have 30 days to send written comments/objections to the Forest Service. Comments can then be voiced in person at the September meeting, held by the National Forest Service.
  - b. Homeowners are encouraged to clear dead trees and flammable materials from their properties.
  
- 2. Speaker: Jack Barker - AAA Operations, Water District Update**
  - a. AAA sent flyer out with last billing cycle to request that homeowners locate their curb boxes so they can be easily located during winter months.
  - b. Water Board has received complaints that homeowner's water has a chlorine taste. Jack reports that the chlorine count in your water depends on how close you are to the well house. To mitigate the chlorine test Jack recommends homeowners purchase a carbon filter to help the problem.
  
- 3. Board Member Introduction**
  - a. Deb Rightsell – President
  - b. Erin Johnson – Vice President
  - c. Angela Briddell – Secretary
  - d. Ian Briddell – Director
  
- 4. New Appointment to Board**
  - a. Jan Wood –Treasurer
  
- 5. Treasurer's Report**
  
- 6. Historical Preservation**
  - a. Volunteers are needed to help clean up/repair the schoolhouse. The schoolhouse suffered damage as a result of the water line break this past winter. The wood floors particularly need to be refinished/repared.
  - b. Volunteers can contact Deb Rightsell if they would like to help out
  - c. Thanks to all recent volunteers for the donation of their time and items for the schoolhouse
  
- 7. Kid's Free Fishing Day – Saturday, July 15, 2006**
  - a. 1<sup>st</sup> Annual Kid's Free Fishing day will be held at Silver Lake
  - b. Registration begins at 7:30am. Parents are required to supervise their own children.
  
- 8. September 2006 Clean-Up**
  - a. Fall Clean-Up will be on September 16, 2006.

**9. Halloween Party**

- a. October 18, 2006, 5pm
- b. Prizes will be awarded for children dressed in costume. Parents are also encouraged to dress in costume.

**10. School House**

- a. Please contact Erin Johnson at 303.567.9493 to schedule events.
- b. The code will be changed soon because there have been problems with people not cleaning up, leaving the lights on and turning up the heat.

**11. Questions/Answers**

- a. **What can be done about loose dogs in the community?**
  - i. Call Marty in Clear Creek, alternately you may need to write a letter of complaint to the County Commissioners in Georgetown.
  
- b. **Can Silver Lake be dredged? Current depth is around 10 feet but in the past it has been as deep as 65 feet.**
  - i. The lakes have been deeded to the Water Board. This issue will be brought up with them.
  
- c. **Can we get Portable Outhouses for both Lake Quivera and Silver Lake?**
  - i. Erin Johnson will check on pricing and procedure.
  
- d. **What is the status of the Ski Area?**
  - i. Deb has placed multiple requests for Michael Coors to attend a POA Board Meeting. He has not scheduled a date as of yet.

**Meeting Adjourned:** 3:30 p.m.

**St. Mary's Glacier Property Owners Association  
Monthly Board Meeting  
Wednesday, August 2, 2006  
6:00pm**

**Meeting Called to Order:** 6:10 p.m.

**Board Members in Attendance:** Deb Rightsell, Ian Briddell, Angela Briddell, Erin Johnson, Jan Wood, and Kimberly Brozovich

**AMENDMENT TO 7/09/06 MEETING MINUTES:** Halloween Party will be held on October 28, 2006.

**Board has approved Minutes from 7/09/2006.**

**1. Speaker: Lt Einar Jensen – Clear Creek Fire Authority, *St. Mary's Firehouse Proposal***

- a. The Hot Dog Giveaway will happen this Labor Day Weekend.
- b. Volunteer Fire Fighters are needed, if you would like to volunteer, please contact Einar at [ejensen@evergreenfirerescue.com](mailto:ejensen@evergreenfirerescue.com) for more information.
- c. Please be aware that we are all susceptible to the threat of wildfire.
  - i. Prevention methods include: Clearing Ladder Fuels (Dead Trees, low-lying branches, and grasses that only fuel a wildfire.
  - ii. Property owners are asked to please be sure that their address number is posted on the roadway, so it is easier to find in the case of an emergency.
- d. Currently the Clear Creek Fire Authority is in a Financial Crisis and there is not enough money to upgrade equipment, however the St. Mary's Community is fortunate to already have a newer truck in its possession.
  - i. This fall voters will be asked to keep excess tax revenue, Clear Creek County will reduce the Mill Levy for the future year.
  - ii. Currently the St. Mary's Volunteer Fire Authority leases two bays from the Metro District. There is no room for training or to store additional equipment.
  - iii. Einar is working on a proposal for a new Fire Station to be built on Beaver Road, behind the current Metro Building. He requests support from the POA as well as individual community members.
    1. A designated site has been identified and the property owners have agreed to sell their property for the project.
  - iv. The building will be a south facing, solar sufficient structure consisting of:
    1. 3,000 square feet, 3 bays, 1 meeting room, and 1 bathroom.
    2. The structure will generate 15KW per day so they will potentially be able to sell excess energy back to Excel Energy.
  - v. Einar is looking for grants and donations (only) to cover the cost of \$343K.
  - vi. The community is urged to write letters of support for this project and send them directly to Einar at 400 Upper Forest Rd or via email at [ejensen@evergreenfirerescue.com](mailto:ejensen@evergreenfirerescue.com). This project will benefit the community.

## 2. Speaker: Michael Coors – Terrain Park Update

- a. They are submitting the Zoning Package this week. Clear Creek County just created a Mountain Recreation Zoning designation.
- b. The Project is currently in the planning stages.
- c. They are looking for the property to be rezoned by the first of the year.
- d. Eclipse Mountain owns 350 acres and once the land trade with the National Forest Service is completed, the USFS will have control over the outlying parcels.
- e. The current ski area parking lot will be enlarged to have approximately 700 parking spots. They are proposing a 3-tier structure. (**NOTE: Michael Coors emailed Angela Briddell on 8/4/06 and stated that after looking at his records, he realized he misspoke at the meeting and the number of parking spots will be 280-300**)
- f. They have been working with the National Forest Service to alleviate the current parking problems that exist as a result of the Glacier Hike Trail.
- g. The target demographic for the new terrain park is families and the 12-25 age bracket.
- h. To provide for snowmaking, they are currently in negotiations with Coors Brewing Company (CBC) to sign a 30-year lease for the water from Glacier Lake. CBC currently holds all water rights. CBC does drain the lake annually for cooling on its brewing equipment.

## Question & Answer Session with Michael Coors

### **Q: What about Fall River Road Updates/Maintenance?**

**A:** Clear Creek County is currently conducting traffic analysis of Fall River Road. Similar to the Echo Mountain project, Clear Creek County may require that a percentage of Eclipse Mountain ticket sales be allocated to road and emergency services.

### **Q: Are you currently looking to develop other businesses in the area?**

**A:** No. The lodge will only be used for food, restroom facilities, small retail, and possibly a tune shop. Because of the Zoning designation of Mountain Recreation, the property is restricted as to what kind of business can be run. Any commercial activities must be directly related to outdoor use.

### **Q: Is the sound of snowmaking going to be loud?**

**A:** No. The sound emitted from the fan driven snowmakers is approximately 60 decibels from 50' away. The noise will be much quieter than that of other ski areas in Summit County.

### **Q: How many visitors are expected per day?**

**A:** The plan calls for a maximum of 250 people per day in the initial stages.

### **Q: What is the status of the old lift?**

**A:** The old lift towers are currently being replaced with new handle tows being installed with the capability to install a chair lift in the future.

### **Q: Will you be open for the upcoming season?**

**A:** Yes, on a very limited schedule, without any snowmaking. Hoping to be open 3 days a week with about 50-100 people per day. Ticket prices will tentatively be \$10-15 per day.

**Q: Will there be a ski patrol/EMS?**

**A:** The current policy states that the ski area will hold the injured person in the lodge until emergency services arrive. There is a possibility that the Clear Creek Volunteer Fire Authority could be trained to be first responders.

**Q: Will there be night skiing/boarding?**

**A:** Clear Creek County requires that the park be closed by 9 pm. The park would like to see a 10 pm closing time, but will comply with Clear Creek County requirements.

**Q: Will there be loud music?**

**A:** No. It is not in the budget and concerns of local homeowners have ruled out the option at this time.

**Q: When will the run(s) be groomed?**

**A:** After park closes, this is the optimum time to groom before the runs can ice up. The grooming machine requires lights, which will have a minimal impact on the surrounding areas.

**Q: Do plans exist to construct an alternate road to the park?**

**A:** Clear Creek County has mentioned the possibility of Fall River Road improvements, but no plans have been discussed to provide an alternate route.

**Q: How many employees do you expect to have?**

**A:** Approximately 15 initially, possibly up to 50.

**Q: Have you considered a shuttle from Idaho Springs?**

**A:** Yes, the park is definitely open to that option.

**Q: Will there be discounts available for local homeowners?**

**A:** No, not at this time. However, the park may offer a ticket "10 pack" on a discounted basis.

**Q: Will there be a learning area?**

**A:** Yes, the plan is to build out the park for all levels of skiers/boarders, to include instruction on a limited basis.

**3. Pine Beetle Kill.**

- a. Please contact the National Forest Service for detecting and mitigating Pine Beetle issues, as they have been detected in the area.
- b. The POA is exploring options for area mitigation and will provide additional information to the community at a future date.

**4. Property reviews and approvals.**

- a. The Board approved a 7' setback for the shed located at 61 Silver Creek Rd.

**5. Alice Schoolhouse Updates**

- a. Doug Opel will be additional contact for Alice Schoolhouse Access.
- b. The game equipment will be locked up.
- c. The purchase of new shuffleboard supplies, pool balls, and foosball repairs were approved by the board.

## **6. Treasurer Issues**

- a. Jan Wood was approved by the board to be the primary signer on the POA account.
- b. \$100 petty cash will be available for official board member purchases. The funds will be available to all board members and shall be in a secure location with a journal.
- c. Jan found an issue with the insurance policy and has requested a rider to be added to the policy.

## **7. Fishing**

- a. Portable toilets will be added to both Silver Lake and Lake Quivera. However this year, only one will be installed at Silver Lake (to be removed at the end of October 2006) due to the approaching end of season. A low cost system has been designed to secure the units and keep them from being tipped over.
- b. Ian Briddell and Rob Brozovich are developing a new Fishing Warden program. The program (tentatively) will include informational training from the Clear Creek Sheriff's Office. As well, as a registration program for all those interested in being a Warden for 2007 will be implemented. Additional information will be presented to the board at a future date.

**Meeting Adjourned:** 8:25 p.m.

**NEXT POA MEETING:** Wednesday, September 6, 2006, 6:00 p.m.

**St. Mary's Glacier Property Owners Association**  
**Tuesday, June 5, 2007**  
**6:00pm**

**Meeting Called to Order:** 6:15 pm

**Board Members in Attendance:** Deb Rightsell, Erin Johnson, Jan Wood, Angela Briddell, Kimberly Brozovich

**1. Approval of 5/01/07 Minutes.**

**2. Open Items**

- a. Erin has asked Sanford & Sons to haul trash from the clean up. All clean up items will be placed in a pile and Sanford & Sons will come by on Sunday to load in a dumpster. Cost is \$675.
- b. Kim & Deb will check dumpster status on Sunday
- c. Jan will get bags/drinks/food.

**3. Treasurer's Report**

- a. A lot of fishing badges have been sold
- b. One portolet has been placed at Silver Lake and Erin is working on getting another placed at Lake Q.
- c. Paul Johnson checked the propane tank at the schoolhouse, and found there is a leak. Jan is following up with Ferrell Gas.
- d. 05/02/2007 Beginning Balance: \$2,359.57
- e. 06/04/2007 Ending Balance: \$7,886.55

**4. ATV Usage**

- a. Board received call from Marshall Ulrich about the legality of riding ATVs on the subdivision roads and accused POA of 'condoning' ATV riding in POA newsletter article.
- b. Fred Huff has read the article and nothing states that POA condones riding on roads.
- c. Clarification needs to be made on whether the county or metro has jurisdiction on our subdivision roads.
- d. This is a county issue. Community members that were present have volunteered to raise the issue with the county and get clarification.

**5. Disposal of old charcoal grills at clean up**

- a. Erin made a motion to dispose of the two old charcoal grills from the schoolhouse during the clean up. Motion was approved.

**Meeting Adjourned:** 7:05 pm



**St. Mary's Glacier Property Owners Association  
Monthly Board Meeting  
Wednesday, October 4, 2006  
6:00pm**

**Meeting Called to Order:** 6:06 p.m.

**Board Members in Attendance:** Deb Rightsell, Ian Briddell, Angela Briddell, Erin Johnson, Jan Wood

- 1. Ballot for fishing rules will be included on the membership form in the 2007 newsletter.**
- 2. Approval of 9/06/06 minutes.**
- 3. If speakers are scheduled for future POA meetings the Board will conduct the business portion of the meeting at 5pm rather than after the regularly scheduled time.**
- 4. Newsletter Duties**
  - a. Angela to post electronic signup form on the web.
  - b. Jan will speak to Michael Coors about possible Eclipse Updates/content for the Newsletter.
  - c. Deadline is November 15<sup>th</sup> for all content.
  - d. Newsletter will be sent to current POA members and everyone on the Water Board list.
  - e. Jan will gather area sales figures to be included.
- 5. Treasurer Report**
  - a. 8/23/06 Beginning Balance: \$8,351.51
  - b. 10/2/06 Ending Balance: \$7,161.24
  - c. Board approves the movement of the POA Account from Peak National Bank to Clear Creek National Bank.
- 6. Display Cabinets for the Schoolhouse**
  - a. Deb will purchase four display cabinets for a total of \$250.
  - b. Display cabinets will contain Historical documents about the St. Mary's Area.
- 7. Complaints to the Board**
  - a. Regarding Eclipse Snowpark complaints. Rezoning Hearing will be on October 18<sup>th</sup>, 2006 and this will be posted at the bottom of Fall River Road and at the mailboxes.
  - b. Property Owner Heather Ulrich attended the meeting and voiced her complaints about Eclipse to the Board.

**Meeting Adjourned:** 6:54 p.m.

**NEXT POA MEETING:** Wednesday, November 1, 2006, 6:00 p.m.