

**(DRAFT) Minutes
Lost Park Ranch Owners Association
Annual Membership Meeting
Jefferson Community Hall Jefferson, Co
August 5, 2017**

Call to Order

The meeting was called to order at 10:04 AM MST by the President Clifford Pugh who introduced the following board members in attendance to the membership: Vice President Randy Connett, Treasurer Susan Rendek, Members at Large Gary Jasper and Jeff Harmes, Mike Haberkorn was absent.

Agenda Approval @ 10:46 AM MST

The agenda (Attachment 1) was reviewed and a motion was made to approve, the motion was seconded and unanimously approved.

Guest Speaker- Colorado Parks & Wildlife Officer, Park County, Ian Petkash – This is his cell phone number in case his assistance needed (720)391-6334.

Rock Creek Greenback Cutthroat Trout restoration

Phase 1 - Complete – Use of natural barriers to block more non-native fish (Brook & Brown Trout) from coming upstream into the restoration area.

Phase 2 – Beaver dams will be taken out, but beavers not trapped. Area chemically treated to kill the non-native fish. Carcass removal of non-natives from Rock Creek with the help of Trout Unlimited. This will happen in the last week of August. Volunteers contact Cliff.

Phase 3 –Black Canyon Creek (future endeavor)

Deer Issues – (No calls in the LPR area) - Please do not feed the deer. Deer are not used to eating corn or other grains that are being set out in the spring, and this is causing enterotoxemia and killing them. Feeding wildlife is illegal.

Bear Issues – Lots of calls in recent years. This is the busiest since Ian was hired in 2014. The best way to keep bears away is to keep the attractants hidden.

Keep garbage contained with properly used bear proof containers or secured area.

No bird feeders / hummingbird feeders this time of year

Use hanging plants and hanging flowers to attract the hummingbirds instead

Off Road Motor Vehicles – Ian mentioned that some roads were brought into the system without following correct procedures and had to be closed in response to a lawsuit. The CR241 new LPR was one that has to be closed from January through June 15 for 5 years. It is sheep breeding area and the sheep population is down to about 100. If anyone sees sheep coughing or with boogers, please call Ian.

Captain Muldoon from Park County Sheriff's Office was not able to attend to speak to the fire issues in and around Lost Park Ranch. Please keep in mind that it is \$1000 fine for having a fire during a ban time. You can sign up on the Park County website for text notification for fire bans, road closures or any important issues in Park County. You can also call the Park County fire ban number (719-836-4160) to learn if there is a ban in any district

Minutes of the last Annual Meeting – Approved @ 10:48AM MST

Minutes from the last annual meeting dated August 6, 2016 were presented to the owners upon arrival to review and approve. A request was made to add the re-election of Gary Jasper to the ACC committee on the

2017 DRAFT Minutes – Approved by Board – Pending General Membership Approval at 2018 Annual Meeting

2016 Annual Meeting Notes. A motion was made by Steve Burns to approve as amended, the motion was seconded and unanimously approved.

Treasurer’s Report – Susan Rendek – (Attachment 2)

Thanks for paying on time. It is greatly appreciated. There was an increase legal fees for delinquent fees payments and litigation. 275 lots have paid and 2 lots have not. An increase to the HOA fees could happen next year, but it is being evaluated, no increase in past three years. An additional \$750 has been added for fire mitigation expenses to be rebated to lot owners who participate in fire mitigation. Susan updated the members on the 2017 Financial Review and there were no material modifications that needed to be made to the financial statements/records to be in conformity.

Motion to approve 2018 Budget was made by Jed Caswall, seconded and unanimously approved.

President’s Report – Cliff Pugh

LPR Pond near Stagestop is in great shape. The fish are growing and flourishing. A small culvert was added on the driveway in to keep the road from washing out. The culvert has worked as needed. The dam is in good condition.

County Camping Regulations in the enforcement phase now. We are waiting for contact back from the offending lots.

A reminder was made about ATVs, and dirt bikes not permitted on the LPR roads they are in violation of County Law since our roads are County Roads and violators can be ticketed.

Communications Committee (cell phone / internet) is still investigating options for Lost Park Ranch residents. They will be working in conjunction with the Park County Committee on options going forward.

IREA to install new power line from Stagestop to Al Gulch Road, they will be upgrading the existing service, and there is a possible rebate coming from IREA to LPROA for the right of way.

ACC Update- Gary Jasper

ACC received 8 requests for approvals and issued 1 stopwork order in the last year. There was a yearly reminder that an ACC form be filed and approved prior to starting any building or upgrades. Lost Park Ranch has 20 new owners this year.

TFC Update- Theresa Pugh

One change to the rules was made at the TFC annual meeting. Kids 16 and under do not need a pass, but need to be accompanied by someone 16 or older with a pass. Weeds at LPR ponds are going to be chemically cleared, but we are waiting for the Stagestop HOA approval. Wednesday the 23rd of August will be the last stocking of the year. There was an idea to have the fishing stopped in the ponds that are stocked for 2 or 3 days after stocking. This would have to be approved by the TFC.

LPROA Board and ACC Elections.

ACC – The ACC seat that Gary Jasper holds was up for election. Gary has agreed to stay on the committee. A motion was made to approve his continuance; the motion was seconded and was unanimously approved. LPROA Board- The Board seats currently held by Randy Connett, Susan Rendek and Michael Haberkon were up for election. They have agreed to stay on the Board. A motion was made to approve their continuance, the motion was seconded and they were unanimously approved.

Community Wood Chipping.

Reminder to sign up for LPR wood chipping day (October 7th, 2017). There is a \$50 per lot rebate Lost Park Ranch is available for those who participate. Wood Chipping work day volunteers are always needed to help those who cannot help with the chipping.

Volunteers

Please let Cliff know if you are willing to participate in the Rock Creek Greenback Cutthroat Trout restoration. There is always a need for volunteers to help with pond maintenance.

Additional Membership Comments

Be aware of noxious weeds (particularly tumbleweeds) that can be pulled and removed to keep your property and the community a pretty place to live.

County owned properties went up for sale in LPR are in the bid approval process with Park County.

There is a local organization doing a survey on brown cap rosey finches. Contact Bob Ballard for more information if you want to participate.

Adjourn – Pot luck @ 11:47 AM MST

**Lost Park Ranch Owners Association
Annual Membership Meeting Agenda
August 5, 2017**

Jefferson Community Hall Jefferson, Co

10:00 AM

1. Call to order
2. Guest Speakers
 - a. Ian Petkash, Colorado Parks & Wildlife Officer, Park County
 - b. Captain Muldoon, Park County Sheriff's Office
3. Approve Agenda
4. Minutes of the last Annual Meeting
5. Treasurer's Report
6. Budget for 2017
7. President's Report
8. ACC Update
9. TFC Update
10. Elections LPROA Board and ACC
11. Community Wood chipping
12. Volunteers
13. Membership Comments
14. Adjourn – Pot luck

**LOST PARK RANCH OWNERS ASSOCIATION
FINANCIAL STATEMENT/BUDGET REPORT**
August 1 to July 31
Including Fiscal Year 2015-2017 Actual with Fiscal Year 2018 Projection

Summary of Accounts		FY 2016 on July 31, 2016	FY 2017 on July 31, 2017
Ending Balance			
1st Bank Operating Expense-Checking Balance on July 31		\$7,638.63	\$5,698.23
1st Bank Emergency Reserve Account Balance		\$7,789.78	\$8,567.58
1st Bank Special Assessment Balance		\$11,878.19	\$11,879.37
1st Bank Water Augmentation Fund Balance		\$164,413.45	\$175,069.12
Ending Balance Total		\$191,720.05	\$201,214.30
Net change in bank accounts			\$9,494.25

INCOME / EXPENSE Summary					
Note: All income is deposited into our Operating Expense Account [1st Bank Checking] then transferred to other accounts if appropriate.	August 1, 2014 to July 31, 2015	August 1, 2015 to July 31, 2016	August 1, 2016 to July 31, 2017	August 1, 2016 to July 31, 2017	August 1, 2017 to July 31, 2018
	2015 Actual	2016 Actual	2017 Budget	2017 Actual	2018 Budget
INCOME					
Operating Expense Checking Account (\$33 dues per lot)	7,138.00	8,514.00	8,580.00	8,481.00	8,481.00
Tarryall Fishing Club Membership (Collect \$27 dues per lot)	7,153.00	6,966.00	7,020.00	6,939.00	6,939.00
Water Augmentation Maintenance Fund (Collect \$37 dues per lot)	9,768.00	9,546.00	9,620.00	9,509.00	9,509.00
Emergency Reserve Account (Collect \$3 dues per lot)	792.00	774.00	780.00	771.00	771.00
Attorney Fees - Back Dues (Collect from lot owners)	-	-	-	573.50	750.00
Back Dues (Collect from lot owners)	-	-	-	100.00	200.00
Transfer Fees (Collect \$20 per lot)	300.00	100.00	100.00	340.00	300.00
Late Fees (Collect from lot owners)	400.00	225.00	250.00	275.00	50.00
2003 Special Assessments	-	-	-	-	-
IREA Refund	-	-	-	-	-
Fire Station Lease	10.00	10.00	10.00	10.00	10.00
Refund of Pond Expenses	200.00	-	-	-	-
Refund of TFC Fishing Club dues	-	-	-	-	-
1st Bank Interest	252.78	1,117.80	1,155.00	1,099.65	1,000.00
Transfer from 2003 Special Assessment Legal Fees	-	-	-	-	-
Miscellaneous Income	20.00	26.69	-	-	-
Total Income	\$26,033.78	\$27,279.49	\$27,515.00	\$28,098.15	28,010.00
Transfer from Water Augmentation Maintenance Fund	795.00	0.00	0.00	0.00	0.00
Total Additions to Operating Expense Checking Account	\$26,828.78	\$27,279.49	\$27,515.00	\$28,098.15	28,010.00
EXPENSES					
Note: All expenses are paid from our Operating Expense Account [1st Bank Checking] then money transferred from other accounts if appropriate.	August 1, 2014 to July 31, 2015	August 1, 2015 to July 31, 2016	August 1, 2016 to July 31, 2017	August 1, 2016 to July 31, 2017	August 1, 2017 to July 31, 2018
	2015	2016 Actual	2017 Budget	2017 Actual	2018 Budget
Tarryall Fishing Club Dues	7,047.00	7,020.00	7,047.00	6,993.00	6,993.00
Tarryall Fishing Club Legal Expenses	-	-	-	-	-
Annual Meeting expense	-	-	-	819.39	800.00
CUSP Contribution - Fire Mitigation Plan	1,000.00	-	-	-	750.00
Donations/contributions	100.00	-	140.00	200.00	200.00
Financial Audit	-	1,800.00	-	-	-
Income Tax Returns	350.00	-	350.00	350.00	350.00
Insurance, DOL	1,873.00	1,850.00	1,850.00	1,669.00	1,700.00
Insurance, Fire & Liability	997.00	911.00	1,000.00	886.00	950.00
Fire House Expenses, Propane	2,293.43	786.50	500.00	709.39	750.00
Fire House Electricity	164.08	174.51	250.00	133.01	200.00
Fire House Property Tax	1,041.12	1,027.06	1,050.00	1,007.56	1,025.00
Legal Fees, collections attorney	982.00	-	750.00	1,672.35	1,500.00
Legal Fees, water attorney	-	-	-	1,674.00	1,500.00
Newsletters/Postage	517.21	632.27	650.00	835.95	900.00
Office Supplies & Computer Expenses	466.29	328.69	700.00	249.35	400.00
Pond, Pump & WAM Expenses	1,679.55	100.00	1,500.00	582.70	1,500.00
Toilets & Septic Tank	630.50	1,164.90	1,200.00	822.20	1,000.00
Total Expenses	(\$19,141.18)	(\$15,794.93)	(\$16,987.00)	(\$18,603.90)	(20,518.00)
Net Income	\$7,687.60	\$11,484.56	\$10,528.00	\$9,494.25	\$7,492.00

(\$0.00)