

Draft Minutes

AGENDA for MILL CREEK ASSOCIATION ANNUAL MEETING

JANUARY 27, 2024

Mill Creek Association's Annual Members' Meeting was held on Saturday, January 27, 2024, from 10:00 a.m. to 1:00 p.m. It was a hybrid meeting, held both in-person at the Downtown Library in Fort Collins and via the Zoom online meeting platform.

BOARD MEMBERS

Matt Perry	President	(term thru Dec. 2024)
Terje Whitmore	Vice-president	(term thru Dec. 2023)-open for election
Robyn Cooper	Gates/locks manager	(term thru Dec. 2025)
Derek Noland	Roads manager	(term thru Dec. 2024)
Eric Bradley	Lakes/fish manager	(term thru Dec. 2023)-open for election
Laura Angelo	CWPP manager	(term thru Dec. 2025)
Stan Durham	Dams manager	(term thru Dec. 2025)
Megan Noland	Mill Creek Treasurer	(monthly contractor)
Janet Hardy	Mill Creek Secretary	(monthly contractor)

IN ATTENDANCE

About 65 Mill Creek members representing 42 of 68 total voting members were present online and in-person representing 61% of the voting members. 34 votes were needed for a quorum. 15 voting members attended via Zoom and 27 members attended in-person.

MEETING NOTES

9:00 a.m. The Peterson Street Public Library meeting room was opened, and members began arriving.

9:30 a.m. The online meeting platform was opened, and members began logging in.

10:20 a.m. Meeting starts (technical difficulties with the room size caused the meeting to be delayed approximately 20 minutes)

Matt Perry called the meeting to order and welcomed everyone. Janet Hardy verified that there was a quorum (at least 35 of 68 properties present).

The 2023 annual meeting minutes were shared on screen and reviewed. One question about 68 voting properties and the number was confirmed. A question was raised about the difference between voting members and dues paid for multi-owner properties. Laura Angelo answered and proceeded to vote.

1.Shall the 2023 Mill Creek Association annual meeting minutes be approved?

Yea-39

Nay-2

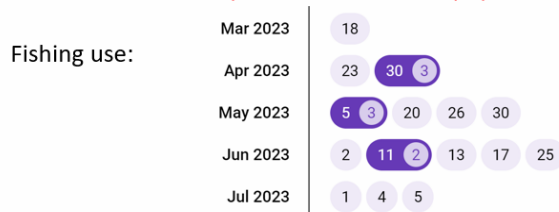
Abstained-1

The 2023 Mill Creek Association annual meeting minutes were approved as written.

10:35 a.m. Matt spoke about the successes of this past year including the FishFest and chili cook-off. He thanked Ray and Sue for all the help they have provided over the past year. He thanked Kevin and Wendy Broiles for all their help with FishFest and the board for their support and dedication.

10:44 a.m. Fish/Lake update-Eric Bradley shared his report. Eric has provided Creel Surveys at each lake to report size, type and number of fish caught. His reports analyze these surveys to guide decisions about fish and lakes, and he requests that members fill one out when fishing! Questions about ice fishing and the possibility of two times a year fish stocking were discussed.

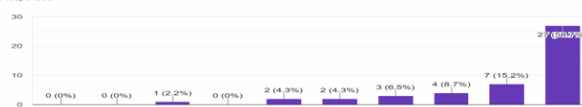
MILL CREEK FISH/LAKE UPDATE 10/1/23



Member Feedback:

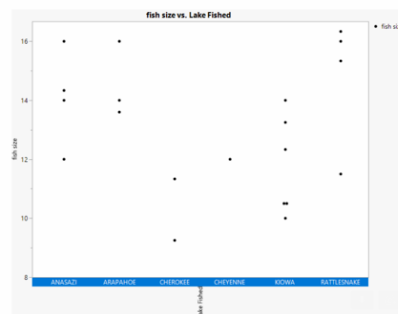
1 being no fun; 10 being great

Satisfaction scale 1 to 10 (10 being great)
46 responses



Fish Population:

- Same annual stocking strategy proposed
- Small progress towards goal of larger fish in Rattlesnake, Arapahoe but will take > 5 years to reach goal at this rate
- Recommend we close fishing on one lake to determine if we can improve size
- Recommend we close ice fishing on all lakes



10:57 a.m. Dam Report-Stan Durham-Shared his report.

DAM REPAIR REPORT

- 2022 - Cheyenne Dam was repaired for \$46,000. This included \$36,000 for dam repair, and \$10,000 in dredging and willow clean-up.
- 2023 - \$27,900 – Special Assessment for Dam Repair, based upon 93 Memberships @ \$300/per membership. We did not have enough money in 2023 to repair any of the dams.
- 2024 - \$27,900 – **Proposed** 2024 Special Assessment, based upon 93 Memberships @ \$300/per membership.
 - If we get this **Proposed** 2024 Special Assessment passed, we will hopefully be able to repair Arapahoe this summer with the 2023 assessment money and part of the 2024 assessment money. Dam consultants recommend that Arapahoe be the next lake to be repaired, because it is the next largest lake after Cheyenne that the fire departments draw from for firefighting.
 - Repair of Arapahoe Dam will hopefully still cost \$36,000 + potentially \$10,000 in dredging and willow clean-up. It could be less, or it could be more for dredging/willow clean-up. It depends upon what we find once we drain it.
 - Justin, the dam repair person, really wants to work with Mill Creek, and will try to hold his \$36,000 price, IF the material/equipment does not go up too much in price.
 - Any monies that are not used in 2024 on Arapahoe Dam will roll over into 2025, and we are hoping that we will have enough money to repair the next dam in 2025. **This will only be possible if we continue at least the \$300/year special assessment.**

Questions about the silt and dredging and what happens when we do the dam repairs. Unadjudicated water and the release. Beaver dam and beaver control.

11:25 a.m. Gates Report-Robyn Cooper presented her report.

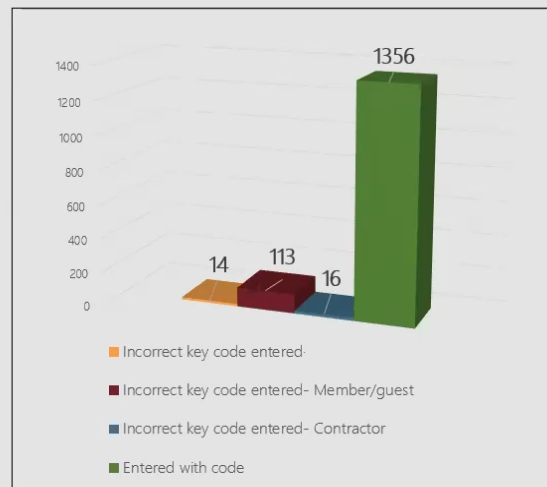


2023 OVERVIEW

Budget in 2023: \$2,000.00

Budget spent: \$1,595.91

- We purchased a [Bluetti](#) expansion battery and enhancer. The Hardy's donated a solar panel that we will connect the existing panels. In the spring of 2024, we will dig a larger hole and hook up the additional solar panel and battery expansion.
- Gate incident on 12/23/23. The person was identified, and it was reported to the LCSO. We are proposing an agreement with a neighboring property to access through their gate in the event of an emergency, such as a fire.



2024

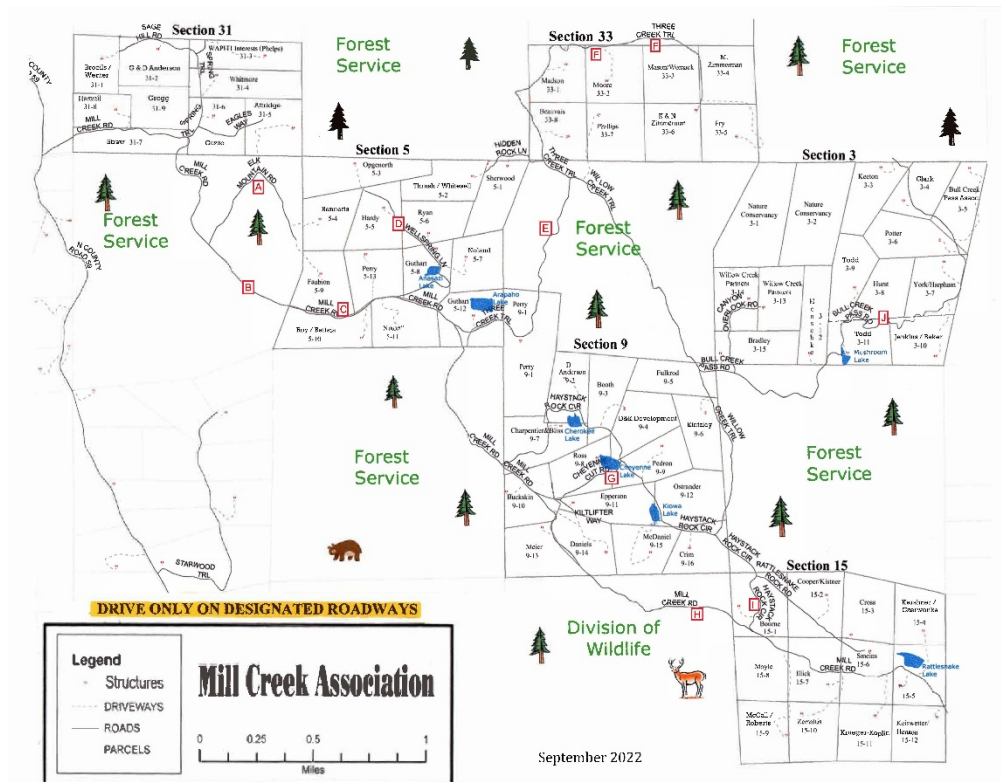
PROPOSED BUDGET FOR 2024: \$2,000

- If you have interest in joining a gates committee or have suggestions for 2024, please email Robyn Cooper at robync@hotmail.com
- In the spring of 2024, we will hook up the additional solar panel and battery expansion.
- Please keep your old gate key for emergencies and to use at the other gates in Mill Creek.



Robyn address the issue with the gate and the Uthmans and the need to maintain a positive and neighborly relationship.

11:40 a.m. Roads Report-Derek Noland



11:40 am-Derek Noland Roads Report

Spent additional funds this last year due to heavy rains and roads being washed out. Completed most of the items on the list. Completed jobs with notes in **red**.

- Elk Mountain Road** – Propose 1-2 loads of 1" rock starting at the fork and spreading uphill in 2 directions, towards the main road and up towards the Faubion place. **-Completed this past year with 1" rock and got it cleaned up.**
- Mill Creek Rd** Big rock in the Forest Service section after Elk Mountain Rd – Propose adding 1 load of Rd Base and leveling out to smooth out the road here. **-1" road base added and smoothed out the rock.**
- Mill Creek Rd** Narrow area with South side drop off – Propose cutting back a little on the North side (Faubion Prop) and widening/smoothing out the road over this stretch. This is a very narrow blind corner and a real pinch point for the Fire equipment to get through. Would require a couple of loads of Rd Base/1" rock.
- Wellspring Ln** Narrow section of road heading NW through Ryan/Hardy properties Propose widening the road and clearing out brush on both sides. Hopefully this will not require materials, just man hours. **-Widened road to 14' to allow emergency equipment in.**
- Three Creek Trail** S-curves/culvert – Propose bringing in 1-2 loads of Rd base to help level/smooth out the road through here, also cleaning out the culvert if needed. **-Culvert cleaned out and graded.**
- Three Creek Trail** along 2Bar7 property line (section 33) – Propose adding 1 load of Rd base along here and widening the road where able. **-Completed. Did not need to put road base**

down.

- G. **Cheyenne Cut Rd** – Propose adding 1 load of Rd base heading up the hill from the pond towards the top of the hill. Graded but still need to add road base and will work on the top of the hill. Went back 3 times and washed out.
- H. **Mill Creek Rd** – Muddy/slimy area on D of W land between Sections 9 and 15 (closer to Bourne's place) – Propose adding 1 – 2 loads of 1" rock and widening road as able. -added 1" rock and soaked it up.
- I. **Haystack Cut** – Propose adding 1 load of 1" rock going up the hill from Bourne's place. -Need to add 1" rock this spring.
- J. **Bull Creek Pass Rd** muddy/slimy area through Todd/Hurst/Jenkins curves – Propose 1 - 2+ loads of 1" rock to help shore up the road where it becomes a washout. -Took care of where it was all slimy and put down 1" rock.

Doug Busby asked about the 1" rock and had concerns about grading on top of it. Don Cooper expressed issues with a roads assessment and the reimbursement of funds to Lori Perry.

12:06 pm-Laura Angelo CWPP Report

Laura Angelo provided an overview of the Community Wildfire Protection Plan (CWPP) during the meeting, emphasizing its significance for Mill Creek to collaborate with neighboring communities. The primary goal is not merely to pursue potential grant funding but to ensure collective benefits for all members of the association.

To strengthen our ties, we engaged with various agencies, including Diamond Peak, Poudre River Ranch, Uthmans Ranch, Forest Service, and Nature Conservancy. Recognizing the potential for grant opportunities, we joined a larger group, as CWDG (Community Wildfire Defense Grant) requires a CWPP to be updated within 5 years to qualify for funding.

To explore grant possibilities, Kristin Leger volunteered to write a grant proposal in October 2023 for funding to engage a professional to complete the CWPP in 2024.

An informative slash pile workshop, organized in collaboration with the Ember Alliance, aimed to enhance fire awareness. The focus is on encouraging members to secure defensible space for improved fire protection.

We await confirmation of our qualification status and are eagerly anticipating the outcome. Laura's extensive 9-week course, sponsored by Coalitions and Collaboratives, has equipped her to lead the preparation of a comprehensive plan for submission by March 15th, the deadline for the Larimer County grant.

Highlighting community involvement and engagement, the plan aims to demonstrate Mill Creek's commitment to wildfire preparedness. Additionally, members can benefit from a Colorado tax credit for any work contracted for their property. This dollar-for-dollar tax credit against income taxes is a valuable incentive.

Notably, Mill Creek, with its natural breaks provided by roads and ponds, serves as a strategic component in the overall wildfire protection plan.

12:20 pm – Janet Hardy Secretary Report

Since assuming the role of secretary in May 2023, I would like to express my gratitude to everyone for their patience and support during my learning curve in this position. Throughout the past year, we experienced three ownership changes, welcoming new members like the McCormacks, the Sheas, and Doug Busby/Anita Kerr to our community.

As your secretary, I am here to assist with any needs you may have, whether it's gate codes, backup keys, car tags, or general information. Please feel free to reach out to me via email at info@millcreekassociation.com or call my cell phone at 720-299-1477. Your inquiries and feedback are important to me, and I am committed to providing timely assistance.

I am genuinely excited about the opportunity to work collaboratively with the association this year. Together, let's make it a productive and successful year for our community. Thank you for your continued support.

12:21 pm-Treasurer report Laura Angelo/Megan Nolan

Laura started out by explaining the Treasurer has a position on the board but as a board member we cannot be compensated. We all volunteer all year, so we have a bookkeeper, Megan Noland, who does all the books with QuickBooks and does a great job. When you receive communication about dues, it will come from her.

Megan reported. All members paid their dues. Thank you everyone. We were able to take assessment money and put it into reserves for the dam work. Answered questions about hardship applications, and special assessments.

12:26 pm A motion was made to take a vote to approve the 2024 budget and a second motion was made.

Shall the 2024 special assessment of \$300 be approved for dams?

Yea	35
Nay	0

The special assessment of \$300 is approved.

Shall the proposed 2024 budget be approved?

Yea 34

Nay 1

The 2024 budget is approved as written.

Mill Creek Association Budget vs. Actuals: 2023 Budget - FY23 P&L January - December 2023

	Total			Cost per Membership (90)
	2023 Actual	2023 Budget	2024 Proposed	
Income				
Roads and Lakes Association Dues				
Other Revenue	100.00			
Roads and Lakes Association Dues	32,094.89	31,400.00	34,200.00	380.00
Special Assessment for Dam Repair	27,900.09	27,300.00	27,000.00	300.00
Special Assessment for Roads Repair	5,116.02	5,000.00	0.00	0.00
Total Roads and Lakes Association Dues	\$ 65,200.00	\$ 63,700.00	\$ 61,200.00	680.00
Total Income	\$ 65,200.00	\$ 63,700.00	\$ 61,200.00	680.00
Gross Profit	\$ 65,200.00	\$ 63,700.00	\$ 61,200.00	680.00
Expenses				
Bank Charges & Fees	303.58	300.00	320.00	3.56
Insurance	775.00	775.00	1,000.00	11.11
Livemore Fire Department Donations	1,000.00	1,000.00	1,000.00	11.11
Office Supplies & Software				
MCA Events - Fish Fest / Chili Cook-Off	647.18	1,000.00	1,000.00	11.11
Misc MCA Expenses		100.00	100.00	1.11
Quickbooks Online	915.00	1,000.00	1,200.00	13.33
Starlink Internet	1,400.00	1,320.00	1,500.00	16.67
Technology Expenses	199.98	200.00	250.00	2.78
Website Expenses	480.85	500.00	505.00	5.61
Total Office Supplies & Software	\$ 3,643.01	\$ 4,120.00	\$ 4,555.00	50.61
Property Management Fees	6,000.00	6,000.00	6,000.00	66.67
Property Taxes	23.84	25.00	25.00	0.28
Repairs & Maintenance				
Dam Restoration Work		27,300.00	27,000.00	300.00
Dams Maintenance		3,000.00	3,000.00	33.33
CWPP			2,000.00	22.22
Fish Stocking	3,847.50	4,000.00	4,300.00	47.78
Gates/Keys/Locks	1,595.91	2,000.00	2,000.00	22.22
Lakes Maintenance	377.17	2,000.00	2,000.00	22.22
Roads Maintenance	10,456.87	11,000.00	8,000.00	88.89
Total Repairs & Maintenance	\$ 16,277.45	\$ 49,300.00	\$ 48,300.00	536.67
Total Expenses	\$ 28,022.88	\$ 61,520.00	\$ 61,200.00	680.00
Net Operating Income	\$ 37,177.12	\$ 2,180.00	\$ 0.00	
Net Income	\$ 37,177.12	\$ 2,180.00	\$ 0.00	

12:36 pm-Don Cooper suggested to have a vote at the next annual meeting to change the by-laws so that no member of the same family has voting on the board.

12:38 Voting for board members and taking nominations. Terje Whitmore, Eric Bradley and Doug Busby volunteered for the board and gave quick speeches about why they would like to serve on the board.

There are TWO board positions rotating up for election.

Terje Whitmore 25

Eric Bradley 25

Doug Busby 16

12:48 pm Matt closed out the meeting by thanking everyone. Meeting adjourned.