

MINUTES OF MEETING
CAVE ROCK ESTATES GENERAL IMPROVEMENT DISTRICT

Via Teleconference

THURSDAY, MAY 21, 2020

1:00PM

1. **Call to order:** Ralph Miller called meeting to order at 1:05pm via teleconference.
2. **Roll Call:** Ralph Miller, Marge Hauge, Michael Rooney, Dick Dernbach, Joanne Zerg
Guests: Steve McVicar, Karen Andrews, Linda Rooney
3. **Public Comment:** None
4. **Approval of Agenda:** Dick moved to approve agenda; Michael seconded. All ayes.
5. **Approval of Minutes:** March 30, 2020 meeting: Dick moved to approve minutes as further amended; Marge seconded. All ayes.
- 6.
7. **Financials:** Steve McVicar and Karen Andrews, McVicar and Laden, presented Final 2020-2021 Budget and Financial Reports to be signed and submitted to the State. The tentative budget was submitted to the State which was approved. There are healthy reserves noted in the ending fund balance projection given current maximum expenditures per budgeted items (\$528,000). Ralph noted that much road maintenance has been deferred over the past many years, which will be projects for the near future. Marge moved to approve the 2020-2021 Budget; Joanne seconded. All ayes. The Financial Statements were reviewed as of May 20, 2020. Marge moved to approve the Financial Report; Dick seconded. All ayes.
8. **Discussion and Possible Action on Gull Ct. Wall Bulge and Rebuild Project** Joanne met with Rodney from F and B. Suggestion was to create a three-tiered wall system of 200 feet due to the seriously compromised hill. This would wrap around from Gull Court to Winding Way. \$85,000 bid has been received. Megan Kelly, NTCD, was contacted for advice regarding the lack of greenery on the hillsides regardless of the seeding that took place last year. A meeting will take place next Tuesday to further discuss. Marge reiterated her concern regarding that the area being discussed is on private property. Per Douglas County, the CREGID is financially responsible since this project was already done by the CREGID in the past. Rodney at F and B suggested that this could be a 2 year project, if necessary.
9. **Discussion and Update on New Water Line Work.** Ralph clarified that the goal to complete Phase 1 by July 4, 2020. Meter connections to each home will be done at the end of the project. Inspections of the connector pipes will be done going to each home, photographs will be taken and owners will be notified. Connection costs will be borne by

each owner. The Holmlund project will begin within two weeks. This could result in extended power outages due to the removal of power lines being moved underground. Marge noted being pleased with the work being done by the contractor and crew on the water line project.

9. Discussion of Cover for Traction Sand Storage Shed at Retention Pond Michael spoke with Rory and Dick for suggestions related to the dimensions needed of the pitched roof that would cover the sand. There are concerns related to creating a visible structure in this area. Michael asked the Board for the history of the sand storage being located in its present area, rather than in its previous location at the hairpin turn, with further storage at the end of Chukkar. Rory does not need to cover all of the sand, just that which is being used in the spreader. Dick suggested a structure that sits on top of the existing blocks. Michael will continue to work with Rory to determine the next steps.

10. Discussion and Possible Action on Tree Light Restraining at CR

Monument Entrance Joanne reviewed other possible longer-lasting lights that are available. No quote will be available until Fall, 2020 for restringing and possible other lights. Joanne recommended re-addressing the issue in November, 2020 when more information is available.

11. Discussion and Possible Action on Street Sealing Michael spoke with Rory on this issue. He is interested in the project. Marge indicated that Rory is awaiting the costs for the sealing materials.

13. Establishment of Future Meetings

The Board will await the receipt of estimates and further information before establishing the next meeting date. Joanne will order the dumpster and notification will be sent to all owners. Ralph will send notifications regarding the electrical service disruption when more information is available. Further investigation is underway for future meetings to be scheduled via teleconference.

14. Adjournment: Dick moved to adjourn the meeting at 2:19pm; Joanne seconded, all ayes.

Respectfully submitted,

Joanne Zerg, Secretary