

# Mount Massive Lakes

## Board Meeting

April 27, 2019

9:30 AM

## Rampart Supply

## Colorado Springs, CO

### Draft: subject to board approval

1. **Verification of Quorum:** Board members Gregg Anderson, Joe Angleson, Janice Good, Jim Keller, Ham Lokey, Shaun Mulligan and Colin Perry were present.

Manager Brent Groenke and Treasurer Chuck Baggs were present.

Members Kevin Lentz, Don Poline, Mel Perry and Ken Shaw were present.

Being a quorum, president Angleson called the meeting to order at 9:30 am

2. **Approval of Jan 26, 2019 Board Meeting Minutes:** Motion by Good and second by Lokey. Approved by all.

3. **Manager's Report:**

- Brent began the report with the accrued vacation / comp days for each staff member. Brent has 15 and Bryan has 4. Tom Samberson, the temp staff member, is not eligible yet.
- Brent reported that snow pack in the mountains appears to be good with the Arkansas Basin reporting 127% of normal for this time of year. Brent stated that the area is predicted to have another "substantial" storm Monday / Tuesday April 29 and 30. He further stated that the Weston Pass side also looked much better for snow pack than last year.
- Brent reminded the board that staff stocked 730 of the super catchables last fall in an experiment hoping to reduce ice-off mortality in the ponds. The remaining 1100 supers appear to be in good shape and will be stocked out in June. The ones stocked in the fall were fin clipped and some were tagged. Brent will address that at the annual meeting.
- Brent shared that our 2019 stocking rainbows turned out to be diploids when we thought we had triploids – apparently a miscommunication with the egg providers. As a result of them being diploids they have been attempting to spawn and we have experienced some mortality. Staff stocked out 1600 of these fish from the Hatchery Pond in an attempt to reduce further mortalities.

- Brent gave a quick review of remaining year classes. All are doing well.
- Brent reported that staff has utilized trail cameras near our rearing ponds this winter in an attempt to have a better understanding of predator losses. Brent stated that the larger fish have been taken primarily by coyotes, eagles and, in one instance, an owl. The smaller fish have been affected mostly by ravens.
- Brent reported that he is planning to alter the dates / times we have historically stocked fish and to add an August date to hopefully improve the late summer / fall CPMH.
- Staff has not yet started the spring gill netting.
- Brent reported that MML will once again host soldiers for the Healing Waters program on June 2<sup>nd</sup>.
- Brent reported that the new fire station going in across the highway is still short \$43,000 on their budget. He asked if MML should not make a contribution. Further discussion was tabled until after the budget was presented.

**4. Old Business:**

- President Angleson reported that MML's attorney, Mr. Winter, was successful in getting MML released from the mechanic's lien place on the Prouty cabin which extended to MML and that member Prouty has reimbursed the club for all attorney fees associated with the lien. Motion by Perry and second by Anderson to restore Prouty's membership privileges. Approved by all. Angleson will communicate with Prouty.

**5. LUC:**

- LUC member Good reported that there are two applications pending that need action depending on what new LU requirements there may be as a result of the BOD attempting to minimize the club's risk from future liens. Further discussion in New Business.

**6. Website** – Gregg Anderson reported he has had seven recent inquiries about memberships / cabins for sale. Gregg was thanked for his continued efforts with the website and keeping it up to date and fresh.

**7. Budget:**

- Brent gave a complete update on the 2018-2019 budget. Brent pointed out that income exceeding projections coupled with expense savings will cover the known over-run on the Hatchery Pond renovation and will still add about \$5,000 to the emergency fund. The proposed 2019-2020 budget was reviewed with explanation of any line items that varied significantly from the prior year's budget. Angleson also commented on the increasing need to think about providing housing to all three MML employees in the future. The special project budget for 2019-2020 will allocate \$35,000 to begin funding this expense. The hope is that the club could acquire a cabin only that would be winter proof for around (\$50,000 +/-) from a selling member in the future. Proposed dues for the

2019-2020 year would remain the same as the past couple of years at \$2,385. Motion by Perry and second by Good to submit the 2019-2020 budget, as presented, to the membership at the May 18<sup>th</sup> Annual Meeting for approval. Approved by all.

- Angleson, during the discussion of the proposed budget, also discussed the third person position and the challenges the club has had filling this position. Joe proposed that instead of advertising it as a “fisheries” position, that has very little chance for advancement, that we advertise it as a general “maintenance” position. Brent reported that the current temp, Tom Samberson, appears to be catching on quickly. Brent’s recommendation is that the club keep Samberson through the summer as a temp and then re-evaluate. The suggestion, if Samberson is still progressing well, is to have the board conduct an interview and, if satisfied, offer Samberson a permanent position at the end of the season. If Samberson is not performing as expected the position will be posted. The 2019-2020 budget, as proposed, includes 6 months of temp and 6 months of permanent wages as well as benefits for 6 months.

#### **8. New Business:**

- President Angleson gave all in attendance a review of the lien that had been placed on MML as a result of an issue between a member and the builder and that we had, at the January meeting, instructed our attorney to explore ways the club might be able to mitigate future exposure to liens. Joe reviewed several options the attorney had presented. Board member Good blended the attorney’s suggested changes for our LU Application and our Rules & Regs along with some proposed language from board member Mulligan and presented it to the board for consideration to help reduce our exposure.
- A couple of the options from the attorney were deemed extremely burdensome, potentially expensive and labor intensive for both the member and staff and were ruled out.
- After lengthy discussion it was agreed to make the following changes. There would be an additional clause in our Rules & Regs (Sec VIII) item “C” to impose strict fines and penalties if a member’s project exposes the Club to a lien or lawsuit. Motion by Good and second by Mulligan. Approved by all.
- A motion was also made to modify the LU Application to expand the club’s expectations that a member would not allow their cabin or improvement to have a lien placed against it, or any issue involving legal actions, that would involve the club. Furthermore, the member is responsible for complete reimbursement of any expenses MML may incur as a result of such action. Motion by Good and second by Mulligan to add items “O”, “P”, “Q” and “R” to the LU Application as well as a required notice to be posted at each construction site for the duration of the project. Approved by all.

- Angelson then updated the BOD regarding the proposed Group Camp on Weston Pass and the Conditional Use Application (CUP). The hearing for the application is April 29, 2019 in Leadville. Joe recapped the extensive prior communications with the county and the applicants as well as concerns and objections from members and other adjacent property owners. Joe will be in attendance at the hearing along with a couple of other board members and MML members at large. The first objective will be to oppose the CUP for the proposed camp. Our secondary objective is to carefully word the objection in a way that motivates Lake County to attach conditions that would mitigate our larger safety / health and general welfare concerns (i.e. type of clientele, increased traffic on an already stressed road, general lack of harmony of the proposed camp with the surroundings and hardships created for the neighboring parcels). Joe suggested that some of these concerns have already been addressed by Lake County or are not in the realm of the CUP and would be handled during the Site Plan Review. Considerable discussion ensued. Joe will report back to the board on the outcome of the hearing.
- Joe then showed those in attendance a map of where the parcel for the proposed group camp is located in relationship to MML and pointed out that there is one more piece of property between the proposed group camp parcel and MML that actually has our water source ditch from Union Creek running through it. Joe was told by our water attorney that, even though MML does not have an official easement on that land, the water rights allow the uninterrupted flow. The concern is that any mishap from someone on that piece of property could inadvertently disrupt flow to MML and cause significant loss of fish in our rearing system, even if only for a few hours. Joe will lead a discussion at the May 18<sup>th</sup> annual meeting to inform members and see if there is interest in acquiring that piece of property.
- Joe reported that MML had been contacted by Sylvan Lakes inquiring about purchasing the excess water rights from MML that they are currently leasing. The board was reminded that we own those rights jointly with Homestake Trout Club. There was no interest among the board to entertain the offer. Joe will contact Homestake and make sure they are not wanting to pursue.
- The board revisited the suggestion to make a contribution towards the new fire house. There was a motion by Perry and second by Keller to challenge the MML membership to a matching grant not to exceed \$5,000 of exposure for MML. Approved by all. This will be communicated in the next Troutline as well as the annual meeting.

#### **9. Next Meeting:**

- May 18, 2019 immediately following the Annual Meeting

#### **10. Motion to Adjourn:**

- Motion by Perry and second by Anderson to adjourn. Meeting adjourned at 12:25 PM