

Mount Massive Lakes
Board Meeting
Sept 5, 2020
9AM MML Shop
(COVID Social distancing)

DRAFT: Subject to Board Approval

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

Board member Jim Keller was absent

Manager Bryan Hamacher was present.

Members: Greg & Shelly Brunjak, Richard Cannon, George & Irene Green, Don Murphy, Tom Briggs, Martin & Carrie McDowell, Barb & Kelly Miller, Jim Berwick, Don & Gail Poline, Keith Stegall, Jeff & Crystal Korringa, Kevin Lentz, Earl Kastning, Jerry Ashley, Karl Bruce, Betty & Dennis Herrick, Steve Haydon, Jocelyn Ellis, Andy Davis, Alan Williamson, Mike Nemeth, Scott Sarbaugh, Kathy Mandsager, Andy Welch, Alice Barton, Kathy Sarbaugh, Wade Arnold, Evan Lipstein, June Patterson, Phyllis Carnahan, Jeff Beverly, Steve Baggs, Bruce Johnson, Jimmy Allen, Scott Eden and Robert Prouty plus one illegible signature.

Being a quorum, president Angleson called the meeting to order at 9:00AM

2. **Approval of July 4, 2020 Board Meeting Minutes:** Motion to approve by Good and second by Lokey. Approved by all.
3. **Manager's Report:** Bryan Hamacher gave his report attached to these minutes.
4. **Old Business:**
 - Joe asked Shaun Mulligan to give an update on the new staff housing. Shaun shared that we were not able to secure approval for the original site, due to objections, and had selected a new site east of High Lake and had obtained LU approval. Shaun has applied for the Lake County building permit, the state well permit and the county septic permit. We have obtained the well permit. The county building permit was held up by the septic permit. We received the septic

permit last week and Shaun expects the building permit in the next week or so. Shaun then shared that the price of lumber has more than doubled since July 2020. Shaun proposed that the club move forward with the well, septic and foundation this fall and wait until spring to purchase the lumber. All in agreement.

- Status of deck on lake #15. Joe explained that the board had directed the member to proceed with removal of the deck. Joe will work with the member on a timeframe to have the deck dismantled.
- Joe was asked about the status of the extension of the water lease with Sylvan Lakes. Joe said the lease was reviewed by our water attorney and was back in the hands of Sylvan Lakes.

5. LUC Report:

- Joe asked Janice Good to give the LU report in Bill Bennett's absence.
- Janice reported that LU approved the new staff house as well as 2 new garage applications since the last meeting. Janice reminded those in attendance that the LU Committee would not be reviewing applications after Sept 30th and would resume accepting applications in May 2021.

6. **MML Website:** Joe asked Gregg Anderson for an update. Gregg reported that he had added a page to the site about the Sangre De Cristo tree cutting initiative. There was a comment from the audience that MML has a Facebook presence and members just need to give their name and cabin number to be allowed on the site. The Facebook page is helpful for things like selling items or communicating. Joe pointed out that the Facebook page is not sanctioned or supported by the board of directors – it is simply a social site.

7. New Business:

1. Joe asked Janice to give some background on the closure of a driveway to cabin #113. Janice stated that the member of cabin #113 had contacted the board earlier this summer because the members of cabin #123 had place large rocks in the shared driveway cabin #113 used for ingress and egress. It was pointed out that cabin #113 also had a driveway on the north side of their cabin. Cabin #123 claimed that the southern driveway in question had barely been used for the last few years and had begun to be re-vegetated and re-claimed and it was unnecessary access because cabin #113 already had another driveway. LU instructed cabin #123 to request permission from cabin #113 to close the southern access. Cabin #113 denied permission to close the drive. At that point both parties submitted letters and information to the LU Committee which met on August 21, 2020. Janice pointed out that our by-laws prohibit “interfering with the *accustomed means* of ingress and egress of any member to his cottage” and therefore denied cabin #123's LU application to close the southern access. Cabin #123 was advised of the denial in person by Bill Bennett on August 21st. Cabin #123 then filed an appeal to the board

objecting to the LU denial. The board members were provided copies of the application as well as all the letters and documents via e-mail on Aug 28th in preparation of the board meeting. Along with the documents, Janice informed the board that there are currently 30 club members that have multiple driveways and 20 members that have shared drives. After a lengthy and lively discussion Joe asked for a motion and vote. Perry motioned that the board deny cabin #123's appeal with the stipulation that when cabin #113 transfers that the southern driveway be abandoned. Second by Mulligan. No further discussion -- approved by all.

2. Joe then led a discussion updating the members on the Sangre de Cristo Electric (SDCE) fire mitigation and tree clearing program. Joe stated that several members had their applications in to SDCE to provide proposals to move poles or bury lines to "save their trees". Other than the quote to move poles to the other side of CR7 Joe was only aware of one person that had actually received a quote back from SDCE. Joe stated that the quote to move the power poles on CR7 was \$54,000 and that did ***not*** include the additional charges each member along CR7 would incur to re-connect service for their own cabins (unofficial estimate of \$500-\$2000 per member). Joe wanted to be clear that the board was not proposing that any club money be used for this or any other action but wanted this to be a point of discussion. Joe then opened it up for member discussion and input. After a very lengthy discussion it was condensed to the following:
 - a.) The board should seek legal counsel to determine if SDCE really has the authority to mandate a 40' clearance under their lines.
 - b.) The board may need legal counsel to prevent SDCE from cutting trees on MML property until we can put a plan together and explore costs and options.
 - c.) The board needs to get a quote from SDCE for complete MML tree preservation. This could then be presented to the MML members for a special assessment vote.
 - Motion by Mulligan to authorize the board to spend up to \$5,000 to seek legal advice regarding the trees and SDCE. Second by Perry. Approved by all.
3. Phyllis Carnahan addressed the board that the Leadville Fire Department has given MML instructions on what is needed for our dry hydrants. They are recommending one dry hydrant for winter operation (near Hatchery Pond) and three more dry hydrants around the club for summer usage (High Lake, Home Lake and?). Bryan recommended that we complete the one by the Hatchery Pond and then have the fire department inspect and approve that one before constructing the others.
4. There was a comment expressing concern about guests fishing without permits. It was then concluded that the real issue was guests starting to fish prior to paying for permits. There was desire to see the board re-institute the badges. It was shared that we hope to be able to start using badges again in 2021.
8. **Next Meeting:** 9:30 AM Saturday Jan 23, 2021 at Mulligan's House in Arvada

9. **Motion to Adjourn:** Motion by Good, second by Lokey. Approved by all 11:01 AM