

Canyon Area Residents for the Environment (C.A.R.E.)

March 1, 2018 Quarterly Meeting Minutes

This CARE meeting was held on March 1, 2018 at the Mount Vernon Country Club. The following individuals were in attendance:

Deb Carney	Paradise Hills HOA Delegate
Dick Bartlett	Genesee Crossing HOA Delegate
Jim Brennan	Mount Vernon Estates HOA Delegate
Mark Miller	Cody Park NA Delegate
Kit Thomte	Panorama Estates HOA Delegate
John Hermanussen	Pine Tree Park HOA Delegate
Marta Schreiner	Weeds Committee Member

Minutes - Deb Carney called the meeting to order at 7:02 pm and made a motion to accept the minutes of the December 7, 2017 CARE Quarterly Meeting. Jim Brennan pointed out that John Hermanussen had contacted him requesting a clarification of his comments as the Pine Tree Park Delegate at that meeting. Jim read the statement from John and Deb then made a motion to **amend** the minutes of the 12/07/17 meeting to include John's statement. Dick Bartlett seconded the motion and it was unanimously approved. Deb then made another motion to **accept** the minutes of that meeting and Dick seconded it. That motion was also unanimously approved.

President's Report – Deb gave the President's Report which included:

Election of CARE officers at first quarterly meeting of 2018 -

Deb advised the delegates that CARE's Bylaws require the election of officers at the first meeting of each year. That meeting is usually held in March. According to Article III, Section 2 of the Bylaws;

"The officers of the Council shall be elected from the authorized delegates to the Council at the annual meeting. Said officers shall serve for one-year terms. Said officers shall constitute the Board of Directors of the Corporation."

Deb reported that our previous Vice-President, Doug Ford, has stepped down due to illness. She said that the present officers are willing to serve in the same positions for 2018 and proposed that Jim Brennan serve as 1st VP while still performing the duties of Secretary pro tem. The following nominations from the floor were made and Marta Schreiner made the motion to approve the candidates and Dick Bartlett seconded. Approval was unanimous. The 2018 officers of CARE are:

President – Deb Carney

First Vice President – Jim Brennan

Second Vice President – Position not filled

Treasurer – Dick Bartlett

Secretary – Position not filled

Proposed dates for 2018 Quarterly Meetings -

Quarterly meetings are roughly 91 days apart so they should happen in early March, June, September and December. A motion to approve the proposed dates for the remaining meetings was made by Jim Brennan and seconded by Kit Thomte. The motion passed unanimously. The CARE Quarterly Meeting dates are scheduled as follows (with the locations to be determined later.)

June 5th (Tuesday)

September 5th (Wednesday)

December 4th (Tuesday)

Jefferson County Planning & Zoning (P&Z) Revisions –

Deb said that since our last meeting, CARE filed comments on the Zoning Regulations Revision and worked with the Genesee Land Use Committee. Jefferson County requested that second-referral comments be filed by February 23, 2018. CARE renewed its previous comments and objections. These comments are summarized in the December 7, 2017 minutes on page number 2.

Hearing dates on the proposed regulation changes are:

April 4, 2018 – Planning Commission Hearings

April 24, 2018 – Board of County Commissioner Hearings

Deb reviewed a few sections of the Proposed Regulation Changes and noted some differences from the first draft, such as elimination of the permit requirement for flush mounted solar panels on residential and commercial structures. Of concern though was the proposed height and setback restrictions on wind energy conversion systems (WECS). The restrictions for WECS, or wind turbines, is listed below:

PROPERTY SIZE	MAXIMUM HEIGHT	SETBACKS	LOCATION
9000 s.f. or less	Zone District Allowance	Zone District	Back yard
9001 s.f. to 21,780 s.f. (1/2 acre)	Zone District Allowance	Zone district	Back yard
21,781 s.f. (1/2 acre) to 87,120 s.f. (2 acres)	50 feet	Zone District	Back yard or side yard
87,121 s.f. (2 acres) to 217,800 s.f. (5 acres)	50 feet	standard zone district setback for towers less than or equal to zone district height allowance. All others a 1:1 ratio	Any Location
217,801 s.f. (5 acres) to 435,600 s.f. (10 acres)	75 feet	standard zone district setback for towers less than or equal to zone district height allowance. All others a 1:1 ratio	Any location

Greater than 435,600 s.f. (10 acres)	105 feet	standard zone district setback for towers less than or equal to zone district height allowance. All others a 1:1 ratio	Any location
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A summary of the latest draft of Proposed Regulation Changes is available on the Jefferson County website. Simply go to the site <https://www.jeffco.us> and from the pull down menu on the “Business” header, select “Regulations & Plans.” From the pull down menu on the Regulations & Plans header, select “Planning & Zoning Regulations & Plans. From the next page in the left side column, select “Regulation Updates.” From there, select the link to “2nd Draft.” That brings up a page with folder icons labeled LDR/, SDTCM/, TDCM/, and ZR/. Open the “ZR/” folder and you will find the **Summary of ZR reg changes** in pdf & docx formats.

Treasurers Report –

Dick Bartlett reported that there is \$2,479.72 in CARE’s financial accounts. A discussion ensued which dealt with the question of whether CARE should consider a reduction of the \$100 annual dues for smaller HOAs & NAs. Dick mentioned that 37 HOAs are billed annually but only 12 submit dues. He gets no feedback whatsoever from the other 25 associations! It was agreed that since CARE’s financial obligations are presently minimal and we have a healthy account balance, no bills will be sent out this year to any of the HOAs & NAs under CARE’s umbrella.

Committee Reports –

Short Term Rental – It was suggested terminating this committee and adding a strong recommendation to all HOAs that they put in a restrictive covenant regarding short-term rentals that are not the primary residence of the residents. Jim Brennan made a motion to terminate this committee with Dick Bartlett seconding the motion. The motion passed with unanimous consent.

Weed War – Marta Schreiner and Kit Thomte represented the committee with Marta giving a detailed report of the Colorado Department of Agriculture’s analysis of “Class B” noxious weed spread and Jefferson County’s efforts to halt the growth of these plants. These plants, such as diffuse knapweed, **require** eradication! You can view these plants and learn more about them on the Jeffco website under the “Residents” tab, Community Resources – “Identifying Noxious Weeds” tab. Marta also maintains an excellent weed blog on CARE’s website.

<http://carejeffco.org>

Marta recently spoke to the Paradise Hills HOA about noxious weeds and mentioned that she will make herself available for any HOA/NA which would like to hear her briefing. She finished her report by presenting a display board and briefing folder that she has put together. Thank you Marta!

Social Media – One of the purposes of CARE is to “provide a forum for community deliberation.” Forums such as City and Mountain Views and Enable Evergreen which used to be a resource for our local community news have declined while others like Facebook, Twitter and Nextdoor have flourished. It was suggested that CARE could enhance its presence in the community with participation in these social media outlets. A motion was made by Kit Thomte to establish a social media committee, which Jim Brennan volunteered to chair. Deb Carney seconded that motion which was then unanimously approved. If you have any experience with these new social media outlets and would like to volunteer your time, please contact Jim at Brennanjr@aol.com.

Trails, Wildfire & Other Committees – There were no representatives from any other committees so no reports were submitted. **Volunteers are needed!** If you or anyone you know would like to volunteer your time and expertise to serve on a committee, CARE could certainly use your help.

HOA Delegate Reports -

Paradise Hills – Deb Carney reported that Paradise Hills HOA recently had its annual meeting and that Marta Schreiner presented her noxious weed briefing. Lateral water lines in her neighborhood were discussed as well as the complexity of dealing with four different subdivisions in her HOA, each having different covenants & restrictions.

Panorama Estates – Kit Thomte reported that her HOA has been looking into replacing its lateral water line. She mentioned that it also has several sets of covenants. Two upcoming social events are planned for the members of Panorama Estates.

Cody Park – Mark Miller stood in for Michelle Poolet and reported that their HOA was planning on three social events this year. He also mentioned the relief of residents who now have a second exit route in case of a wildfire evacuation.

Genesee Crossing – Dick Bartlett talked about issues concerning the park behind his property.

Mount Vernon Estates – Jim Brennan said his HOA had no new concerns but he did discuss the circumstances surrounding the lateral water line leak and repair his neighborhood experienced a few years ago. Evidently, Lookout Mountain Water District (LMWD) contracted with a private contractor to repair the leak. When he recently contacted LMWD regarding approved contractors for line repairs, the office declined to provide a list due to their difficulty vetting contractors and possible liability concerns.

New Business – Kit Thomte brought up the situation of heavy traffic on U.S. Hwy 40, Paradise Road, Charros Drive and Lookout Mountain Road when authorities shut down Interstate 70 (at exit #256 and even the Morrison exit) because of traffic accidents and unsafe road conditions. She indicated apps such as WAZE and Google Maps reroute traffic through the neighborhoods causing potential safety issues. Suggestions were made to have first responders direct traffic but Dick Bartlett explained that personnel are already stretched thin in those circumstances and there is not much that can be done.

Meeting Adjourned – A motion to adjourn the meeting was made by Dick Bartlett and seconded by John Hermanussen. Motion to adjourn was unanimously approved at 8:23 pm.