

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

January 16, 2019 Quarterly Meeting Minutes

This CARE meeting was held on January 16, 2019 at the Mount Vernon Country Club. The following individuals were in attendance:

Deb Carney	Paradise Hills HOA Delegate
T. J. Carney	Paradise Hills HOA President
Dick Bartlett	Genesee Crossing HOA Delegate
Pam Fromhertz	Genesee Crossing Resident
Jim Brennan	Mount Vernon Estates HOA Delegate
Margot Zallen	Lookout Mountain Crest HOA Delegate
Steve Wakumoto	Lookout Mountain Crest Resident
Marta Schreiner	Weeds Committee Member
John Hermanussen	Pine Tree Park HOA Delegate
Dave Hammond	Pinecrest Road NA Delegate
Wally Terhune	Genesee Foundation Delegate

Minutes - Deb Carney called the meeting to order at 7:03 pm and suggested a motion to accept the minutes of the September 5, 2018 CARE Quarterly Meeting. Margot Zallen made that motion and Jim Brennan seconded it, which passed with unanimous consent.

Upcoming 2019 CARE Meeting Dates: (Locations to be determined)

April 17, 2019

July 17, 2019

October 16, 2019

Wally Terhune suggested that the Genesee Foundation Clubhouse might be available at no charge for CARE Quarterly Meetings if scheduling permits, thus reducing costs paid to Mount Vernon Canyon Club for room set-up & rental.

Election of Officers – Deb Carney opened the meeting with the election of officers. Since Deb was stepping down as CARE’s President, 1st Vice-President Jim Brennan volunteered to accept the position of President for 2019. Dick Bartlett volunteered to remain in the Treasurer position until he moves to Nevada this summer. There were no nominations or volunteers for the position of 1st Vice-President, 2nd Vice-President or Secretary. Deb made a motion that the slate of volunteers for President and Treasurer be approved, which was seconded by Dick Bartlett and passed with unanimous consent.

President’s Report – Newly elected President, Jim Brennan, introduced himself to the delegates and gave a short history of his background. He thanked the current officers, President Deb Carney and Treasurer Dick Bartlett for their many years of service to CARE, and he thanked the Delegates, Committee Chairpersons and the volunteer members for everything they bring to our organization. He indicated his desire to continue the work that CARE has championed for all these years such as zoning issues facing our community, crime and wildfire prevention, water issues and weed control.

1. December 4, 2018 Wildlife Presentation –

The final planned Quarterly Business Meeting of December 4th 2018 was turned into a Wildlife Presentation hosted by CARE at the Mount Vernon Country Club. Turnout was good with about three dozen residents of the area attending. We had a guest speaker, Tim Woodward, Colorado Parks & Wildlife (C.P.W.) specialist, speak with us about the animals up here in the mountains and how we can peacefully coexist with our wildlife. The format was question & answer and the topics ranged from animal behavior to C.P.W. responsibilities and everything in between. One of the hot topics was the negative effects of feeding wildlife which include:

- a. Young animals may not fully develop essential foraging skills. They may struggle to survive if the artificial food source disappears.
- b. Wild animals who are used to being fed by humans commonly lose their fear of people and can be mistaken as rabid, aggressive or mean, and thus be killed for that behavior.
- c. The food humans usually feed to wild animals is not nutritionally complete, and it can cause serious health problems for them, especially when they are young and still developing.
- d. A constant, human-provided food source may attract many more wild animals to the area than would normally be found there which increases the chances of spreading diseases more rapidly.

- e. Reproduction rates can be affected when an artificial food source is readily available. More animals may exist than the natural food sources can support.

Also attending the Wildlife Presentation was Jennifer Standlee, Northeast Region Education Coordinator for Colorado Parks & Wildlife. Jennifer is working with her field staff on human-black bear conflicts along the Front Range. She had a simple survey about wildlife conflicts that she wanted our group to participate in. Our responses, along with those in multiple other districts will help the C.P.W. guide the strategic planning to reduce human-bear conflicts in the Northeast Region.

2. HOAs need to fill out the Jeffco Annual Registration –

It's that time of the year for HOAs to update their contact information. You can download the form at:

<https://www.jeffco.us/DocumentCenter/View/2056>

While the failure to submit the Jeffco Annual Registration carries no penalty, it does have consequences. Without a current HOA registration, the county may not send relevant notices of zoning amendments and if there is a hearing in front of the Planning Commission or County Commissioners, only those HOAs that have registered will be allowed ten minutes of comment versus only two minutes for individuals wishing to testify.

3. Please tell CARE who the new HOA Presidents are –

In order for CARE to maintain current records of our HOA members, it helps to have up-to-date contact information. All the delegates at this meeting provided the name & email address for the presidents of their HOAs. For those delegates who could not make this meeting, please forward that contact information to Jim Brennan at Brennanjr@aol.com. T.J. Carney indicated that much of that contact information is available at the Department of Regulatory Agencies (D.O.R.A.) and some is recorded at the Colorado Secretary of State website where HOAs are required to register or face a Noncompliant/Delinquent status.

4. Treasurers Report –

Dick Bartlett reported that there is \$2,326.25 in CARE's financial accounts. Dick has purchased a home in Reno, Nevada and expects to move there sometime this summer. Deb pointed out that Dick has selflessly served CARE

for over a decade as a past president and treasurer. He has also served the Foothills Fire Protection District with his sound counsel and commitment. He will be sorely missed for his contributions to CARE as well as his loyal friendship to this community. Thank you Dick and good luck in your new life! Bonnie Saxton, a resident of Paradise Hills and a C.P.A. has volunteered to take over the Treasurers' duties when Dick leaves.

5. Annual HOA Dues Discussion –

CARE did not assess annual HOA dues in 2018 because the board felt that there were enough funds in the account to meet the anticipated financial demands for the year. A discussion ensued debating the merits of reestablishing an annual HOA assessment. CARE anticipates that additional funds might be necessary to address Lookout Mountain Tower radiation levels, such as paying for expert witnesses, legal fees & copying/publication costs. Jim Brennan made a motion to request that the HOAs, which CARE represents, contribute a \$100 annual assessment. That motion was seconded by Dick Bartlett and passed with unanimous consent.

6. Lookout Mountain Antenna Towers –

Deb Carney, who was active during the “Antenna Wars” which CARE fought against years ago, gave a brief history of that effort and introduced a synopsis from Al Hislop of area electro magnetic radiation (EMR) and radio frequency (RF) levels. She also circulated his responses to several questions regarding RF readings, such as:

1. What are considered safe levels of RF exposure (long term)?
2. How do the RF levels up here on Lookout Mountain compare to downtown Denver or in other residential areas?
3. Are the radio stations, TV & Microwave towers currently transmitting in compliance with their permitted specifications?
4. How can we get the state and FCC to monitor and regulate what is currently in place?

There have been reports recently of an increase of individuals in our area who were diagnosed with terminal brain cancer. This follows a history of statistically significant high brain tumor rates. Mr. Hislop's report suggests that some radio/TV stations could be transmitting at a greater power level than authorized. Deb suggested that Russell Clark, of Jeffco Planning & Zoning, be provided this information and ask him for any results he may have of periodic RF testing on Lookout Mountain. At the same time, knowledgeable individuals in the community will continue to monitor the RF

levels and attempt to determine which stations are operating beyond their allowable *“Effective Radiated Power.”*

7. Formation of the “Zoning/EMR Issues Committee” –

After the above discussion regarding RF levels on Lookout Mountain, Deb suggested that a new committee be formed to study this as well as Jeffco Planning & Zoning issues. She graciously accepted the nomination of chairwoman and will report her activities to the board. Jim Brennan made a motion to create the Zoning/EMR Issues Committee with Deb as the chair. Deb seconded the motion, which was passed with unanimous consent.

HOA Delegate Reports –

Genesee Foundation HOA – Wally Terhune said the Fire & Safety Committee is working on grants for wildfire mitigation. Also, the Open Space Management Committee was trying to work with a developer who is planning to build on the south side of Genesee Mountain adjacent to his HOA. There aren't many routes into and out of Genesee and the committee would like to build an emergency egress road down to highway 74 off Pine Drop Lane. This would require that some neighbors grant easements for the gravel access road.

Genesee Crossing HOA – Dick Bartlett mentioned that a resident in his neighborhood rents out his home as a short-term rental (STR) for about 45 days a year. His management company is slow to inform him of noise complaints from neighbors and he does not appear to be in compliance with Jeffco P&Z regulations. The residents in the area are very frustrated with the situation.

Paradise Hills HOA – Deb Carney indicated that the tremendous increase in crime they saw last year has subsided significantly, possibly due to the half dozen security cameras with red flashing lights their HOA has put up in the neighborhood. Their 185 lot HOA is hard at work complying with new requirements of the Colorado Common Interest Ownership Act. Lookout Mountain Water District (LMWD) water supply and lateral water lines are a major concern with one particular lateral having experienced multiple leaks in the same spot.

Lookout Mountain Crest HOA – Margot Zallen indicated that there weren't any pressing issues but local resident, Steve Wakumoto, was interested in wildfire mitigation grants. Deb mentioned that details of the grant are explained by Kitty Pring in her video which is posted on the CARE website. Unfortunately, the deadline for grant application was in October of last year.

Pinecrest Road NA – Dave Hammond mentioned that his association of 17 homes has two homes on LMWD water with the rest on wells and most of their yearly expenses go to a private snowplowing service.

Pine Tree Park HOA - John Hermanussen who has STRs has had good luck with “Ring Doorbells” and has a supervisor for his properties who lives next door. They have been able to control the nuisance issues Dick Bartlett complained about in his neighborhood. John’s minimum rental age is 25 years old and he tries to solicit families for his rentals.

Mount Vernon Estates HOA – The most significant issue affecting MVEHOA is the damage to one of four fire hydrants on Indian Paintbrush Drive. During routine flushing of the hydrant by LMWD contractor, Treatment Technology, the valve failed to close and the hydrant remained pressurized. Unbeknownst to the homeowners, the shutoff valve access had been damaged (probably since the original installation back in 1982) and an excavating service was required to dig down to the shutoff valve to close the valve and depressurize the hydrant. Total cost of the service was over \$1,100 and that doesn’t even account for repair or replacement of the damaged hydrant. Fortunately, the HOA upped the annual dues assessment in anticipation of such a situation.

Committee Reports –

Trails Committee – Dave Hammond was available but due to winter and snowy weather there was not much to report.

Weed Committee – Marta Schreiner is currently updating the CARE website with information regarding people and companies that do weed mitigation. However, not much activity is happening at this time of the year and any list is likely to change when spring arrives. She has been active setting up the “Weed War” display at the Foothills Fire Department Annual Pancake Breakfast and providing material for HOA meetings such as Paradise Hills held last month. There was a suggestion made to ask someone from the Colorado Department of Agriculture or CSU to speak at our next meeting in April with not so much an emphasis on noxious weeds but on native plants, which do well in our micro climate on Lookout Mountain. Dick mentioned that people who are required to do community service could be requested from the county to work on weeds in our area as long as the requesting organization is a certified 501.C.3. organization, such as CARE.

New Business – There was no introduction of new business.

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