

Ponderosa Hills Civic Association

Board meeting minutes 3/5/2013

Location: Cathy's House

Attendees: Greg Waltz, Joel Lambe, Guy Geerds, Cathy Lichty

Absent: Norm Scheffel

1. Call to order 7:15pm
2. Visitors:
 - Jerry Banks
 - Lori Gahm
3. Agenda
 - Addition: discussion on request to advertise in newsletter/web site
 - Unanimously approved with addition
4. Discussion of Xcel Land adjacent to PH Open Space and PH residents. Revisit at next board meeting.
5. Treasurer's report and submittal of bills: nothing to report.
 - Annual dues mailer: verified mailed and received by board members
 - Posting dues signs: need larger print. Greg to provide to Guy.
6. Disposition of previous board minutes
 - Nov2012 Meeting – Unanimously approved to post
 - Feb2013 Meeting – Unanimously approved to post
7. Feb2013 eBlast – verified received by several board members, but not by Cathy. Greg to double check after March's eblast.
8. Beller inquiry about deer population
 - Greg to respond with Joe'l's information and introductions of Les and Guy for follow up

Reporting of status from Committee Chair's / Liaison's

9. Inspiration Lennar Rocking Horse – Jerry Banks
 - Discussion and preparation for First Quarter PHCA Newsletter article
 - Per Janet Herman of Douglas County Planning: a meeting was held on Feb. 27th with representatives from Douglas County, Aurora, and Lennar (and Lennar's consultants) to discuss the preliminary design of Inspiration at the west end of the Rocking Horse Development (intersection of that west collector/ Inspiration Drive/Antelope Trail). It is my understanding that Lennar is getting closer to hitting that 301st building permit. Per the IGA between Aurora, Douglas County and Lennar substantial completion of the improvements at the intersection of Inspiration Drive and the West Collector (including changes to Antelope Trail and Inspiration Drive to maintain access to all residents south of the Gartrell Property) is needed prior to the issuance of a building permit for the 301st dwelling unit. As far as timing goes, Aurora would be able to answer those questions better since the referrals go through them. The County will get a referral and we will send our comments to Aurora on the design of the Intersection. We may have a follow up meeting

with all involved, if necessary; to discuss any major concerns we may have with the design. I believe Aurora sends out referrals to adjacent properties and HOA's as well once the plans for the road have been submitted to them for review.

- Per Bill McCarthy who is the Aurora Civil Engineer on this project, construction is expected to start in 6-12 months. The housing triggers outlined in the IGA were only maximum triggers; it appears Lennar is in a hurry to get this done.
10. Roads, paving info – Guy Geerdts
 - Nothing to report
 11. Water, including Rural Water Authority- Don Gray
 - Don will be attending the summer rainwater harvesting workshop on June 8th in Castle Rock
 12. Open Space – {vacant}
 - Nothing to report
 13. Newsletter Editor – {vacant}
 - Nothing to report
 14. County issues, zoning – Norm Scheffel
 - Nothing to report
 15. Webmaster – Craig Klinker
 - Our web page host (Go Daddy) got hacked which brought the web page down. Craig used the backup files to recover.
 16. Oil and Gas – Joel Lambe
 - The Land Owners Alliance of Northeast Douglas County, “L.A.N.D.” has been in cooperation with Niobrara News to monitor activity in the oil industry both locally and statewide. The statewide news includes an update of the regulations for oil and gas drilling through the Colorado Oil and Gas Conservation Commission, COGCC. The Niobrara News website includes many articles updating folks on everything from new regulations to activity in our immediate area and surrounding areas. Please check out www.niobranews.net for detailed information on the oil industry.
 - Locally, initial geophysical surveys were being done by a company called Geo-Kinetics. You may have seen geo-phones and miles of cable along many of the county roads located east of Douglas County on many of the surrounding dirt roads. This survey is done to prepare for potential oil work, which may or may not happen. A detailed description of this activity is available to you out www.niobranews.net. Please note that this survey has ended and even though county permitting for our area was approved, the survey did not move into northeast Douglas County. It is possible that this may change in the future, but with the increase in set-backs now required by state law (500 feet from fixed structures – low density), it appears that this survey is finished for now. We will keep an eye out for any changes in our area. If you see activity for surveys going on, we would love to hear about it.
 - Ultra Petroleum, the main player for oil in the Colorado Springs area has pulled out. Statements made by the company indicate that even though oil is present in the Colorado Springs area, it is not practical to harvest it due to the oil formation not being mature enough. What this means is that there is not enough natural gas and water in the subsurface to provide enough pressure to

push the oil to the surface. Again, we encourage you to view www.niobraraneews.net for this article.

- The State Regulations have been updated to include among other things, an increased set-back of 500 feet from fixed structures in our area. For areas that are considered high density, the set-back has been increased to 1000 feet. These two additions to the regulations as well as others, will limit the potential for selection of surface pad locations. These regulations will make the selection and acquisition of surface pad locations more difficult for the oil companies in our area.
- We would sure love to hear from you if you hear about oil activity or news in our area. Please contact the PHCA if you have any news, and this will be forwarded to the Oil Liaison for Ponderosa Hills

17. Fire Preparedness – {vacant}

- Lori Gahm stated her interest in taking on this role and following up with Einer Jensen (South Metro Fire Rescue Authority Life Safety Educator) from the Annual meeting.

18. Topics for March Eblast?

- No feeding Deer – reference to Dept of Wildlife
- Subset of O&G info from above
- Note about web page outage due to host problem

19. First Quarter Newsletter

- Writing assignments
 1. Presidents Message-Waltz
 2. Speeding-Scheffel
 3. Roads-Geerdts
 4. PHCA/LAND-Lambe
 5. Pancake Breakfast with Horses-Lichty
 6. Inspiration/Lennar-Banks
 7. Rural Water Authority of Douglas County-Gray
- Target Publication Schedule:
 1. Input due: 15 March
 2. Draft Newsletter emailed to Board: 30 March
 3. Approved for Print/Mail: 2 April board meeting

20. Review of 2013 PHCA focus areas (to ensure attention and focus through the year):

- Increased Membership
 - Approach new neighbors – provide copy of dues letter and a copy of the most recent newsletter
- Improved Communications
 - Monthly eBlasts
 - Improved Newsletter
 - Solicitation of current email addresses
 - WEB FAQ
- Speeding
 - Discussion included communications with Sheriff department, possibly post an electronic speed monitor on key roads, solicit the

names of known speeders in the community, give out DO NOT SPEED T-shirts to residents who walk our roads to wear as a reminder to drivers in the community

- Fire-Preparedness
 - Build on topic presented at 2012 annual meeting, help educate new residents.

21. Review Action Item Status (don't work them, just review them):

AI#	Action	Assignee	Due	Status
Jan.1	Verify posting on PHCA's website of all of PHCA's attorney, (David Firmin of Hindman•Sanchez) correspondence regarding the PH covenants	Waltz	15Mar	Open
Jan.2	Draft and post PHCA/L.A.N.D. framework	Waltz & Lambe	15Mar	Closed
Jan.3	Ensure D&O insurance is continually maintained	Waltz Cathy	15Apr	Open
Jan.5	Create FAQ section for posting to WEB (topics: architectural board review, fire and police jurisdiction, open board meetings)	Waltz	15Apr	Open
Jan.6	Investigate possibility of Boy Scouts catering annual community event (picnic/pancake breakfast)	Waltz	15Apr	Open
Jan.8	Investigate use of "you are going this fast" signs	Norm	15Mar	Open
Mar.1	Double check March eblast with Cathy	Waltz	30Mar	Closed
Mar.2	Provide follow-up to Mr. Beller regarding deer population	Waltz	2Apr	Closed
Mar.3	Lori Gahm to follow up with Einer Jensen (South Metro Fire Rescue Authority Life Safety Educator) to determine appropriate next steps for PH resident fire preparedness	Gahm	10May	Open

22. Meeting adjourned 8:45pm.

23. Next board meetings

- April 2 – Scheffel home
- May 7 – TBD
- June 4 - TBD
- Successive meetings: nominally first Tuesday of each month

24. Next events

- First Quarter Newsletter – March/April
- Second Quarter Newsletter – June/July
- Douglas County Conservation District Rainwater Harvesting Workshop – June 8th
- Pancake breakfast & Horses - Summer
- Dumpster/donation day - Fall
- Annual membership meetings – September
- Third Quarter Newsletter – September/October
- Christmas Mailbox decoration and/or House decoration contest: December
- Fourth Quarter Newsletter – December/January

25. Future Business (temporary parking lot for items to be covered in future board meetings)

- None