

# **GERLE CREEK SUMMER HOME TRACT ASSOCIATION MEETING MINUTES JUNE 24, 2000**

The meeting commenced at 12:10 p.m. The Forest Service representative was required to attend to a problem, so the association started with determining whether or not a quorum existed. It was determined that a quorum did exist.

The next item of business discussed was the minutes of the meeting of 1999. It was moved/seconded and carried (Brinsky/Frink) to accept the minutes of June 1999 as submitted.

The work parties of 1999 were discussed under old business. There were 3 work parties scheduled, but turned into five. The first was the lower road cleanup. It was a terrific job, good turn out, and it looks like a park now. The Forest Service also indicated that it was a good job. This was one of the best work parties in a long time. The second work party was to clean up on the road near the Weimer cabin. It wasn't quite completed, but the improvement so far looks great. The third was for the middle road where part of the road was washing away. There wasn't as good a turnout for this work party, but there was a lot of work accomplished. The fourth work party was roofing the old tanks. We need to thank Roger Longbehn from the Hammon cabin for donating his time to do the roofing. We did have a turnout between all the work parties of 55-60% participation. This is the best turnout we've had for work parties in a long, long time.

The next subject to come up was regarding the gate. It was mentioned that Gerle Creek was the only summer home tract that was allowed to have a locked gate throughout the season. Every other cabin tract has to open their gates and keep them open to the public all season long. The locked gate is for our own protection, and it doesn't take that much time for cabin owners and their guests to unlock and lock the gate when entering and exiting the tract. A problem that occurred over the winter was created by someone opening the gate when they were in the cabin tract, leaving the gate open, and a snowstorm prevented the gate from being closed due to the amount of snow that had fallen. The Trojanowski's from lot 4 were in and they called and alerted the president of the tract about the gate. They dug it out, closed and secured the gate. If someone had not been there to do that, it would have left the cabin tract open for anyone to come in, break into our cabins and take almost anything they wanted with very easy access into and out of the tract. We don't need to provide people with the opportunity to have such easy access into our tract for the purpose of theft and/or vandalism.



Another problem is people hiding gate keys in and around the gate. A cabin owner was able to locate keys in and around the gate on three separate occasions without even trying. If that could happen to us, then it could be just as easy for the public to locate the key and keep it for future use. Again, for the safety of the entire tract, it is best to use the gate as it was intended.

There are several cabin owners coming in over the winter on weekends and during the week. This works to our benefit, as there's someone here at various times, no set pattern, and it deters those who do not belong in the tract. The cabin owners who frequent their cabin the most during the winter months are the Trojanowskis, the Weimers and the Hammons. We are, however, starting to have problems with people making bridges on the lower road to enable them to get into the cabin tract. These bridges have been made large enough for quad runners and other vehicles to come through. If the openings are made that large, the general public can see them as well. A trip was made up to check out a bridge that was reported and it was built so well, that it was possible to drive a 4-wheel drive vehicle over the top of it. Again, if we can get through those openings, so can the general public. As mentioned before, the snow can and should be our friend. It deters people from coming into the tract and raiding the cabins, especially if they can't find an easy way into the tract that can also be used as an escape route to leave with stolen property.

The dumpster was the next subject for discussion. The dumpster was placed in the tract for strictly kitchen garbage. With 41 cabins in the tract and more and more people utilizing their cabins, the dumpster will fill up quickly with just kitchen garbage. But there are some people who put pipes, sheetrock, building materials, old jeep covers, broken chaises and chairs, etc., etc. This type of material fills the dumpster up quicker and leaves no room for the kitchen garbage the dumpster was intended for. Several people have approached the president regarding getting rid of the dumpster; therefore it is recommended that a vote be taken after discussion to determine whether or not the dumpster remains in the tract. The cost of the current dumpster is approximately \$100 per month. The cost is determined by the number of months we actually have access to the tract.

It was brought up about the bear getting into the dumpster and spreading garbage all over the area of the tract where the dumpster is located. It seems that the people who are in the tract the most during the week are always stuck cleaning up the mess behind the bear. There's a bar over the top of the dumpster, but the bear has apparently learned how to get through the bar. Phil Fittings put a chain around the dumpster to try to prevent the bear from tipping the dumpster over. It was mentioned that before the dumpster was placed in the tract, we hauled the garbage out. It could happen that way again.

It was mentioned that the bear situation could worsen if you keep garbage around the individual cabins. The bears seem to wander the tract as it is and go up on individual cabin porches, so we need to determine whether or not it's better to have the bear at the dumpster, or have it/them visiting the individual cabins. If the dumpster is voted out



and the cabin owners keep garbage in a can any where that the bear can smell it, the bear is going to do whatever it can to get to that garbage. It was also mentioned that maybe the cabin owners closest to the dumpster's location should voice their opinion about the smell and/or noise of the dumpster. Comments made from those owners indicated that the main problem is the noise of the bear getting into the dumpster in the middle of the night.

It was moved/seconded and carried (Frink/Rodgers) to vote on removal or retention of the dumpster.

A vote was taken to determine how many people wanted to keep the dumpster. A vote was then taken to count those against keeping the dumpster. Votes against keeping the dumpster totaled 19 and 14 votes were for keeping the dumpster. It was decided that the dumpster would remain for the rest of the 2000 season and would be removed from the tract at the end of the season.

Now for the financial report. The assessment for this season was determined to be \$112.34. The financial report was put together by Dave Frink and it's an excellent report. The report contained a paragraph at the end of the report which recommended an additional assessment. This paragraph was read in hopes that everyone would understand the reasoning for the additional assessment that was recommended for major parts of the new water system. This "emergency fund" is being requested because with the new system, it could cost as much as \$2000 to have the pump removed and replaced. If the generator needed replacement or repair, it could cost as much as \$4000; the pressure tank and the electrical box could be \$600 each. As you can see, there are some major expenses that could occur. Should a major repair on the system be required, there will be an immediate loss of water to the entire tract until a special meeting could be held to obtain the necessary funds to make the necessary repairs. The need for a rapid response for necessary repairs will be critical. The monies collected in this fund will be used strictly for the repair of the system. The new system is currently 3 years old and we've had no problems so far, but that won't last forever.

It was moved/seconded and carried (Bitterman/Virtue) to accept the \$100 assessment for the water system. It was then moved/seconded and carried (Gondola/Montine) to accept the recommended assessment figure of \$212.34. It was then recommended that the figure for the 2000 assessment be rounded to \$215. It was moved/seconded and carried (Bitterman/Montine) to accept the \$215 assessment..

At this point the Forest Service was able to return to the meeting and give their presentation. Dave Boyer was introduced. The first discussion item was the change of the needle disposal site. Instead of dumping at the old dumpsite, it has been changed to the South Creek Road, second landing on the left. It has been marked by blue and orange flags. This change is effective immediately, but for this season we can dump at either site. After the 2000 season, the old site will be unavailable. It was also

mentioned that to aid in the burning of the piles, it is suggested that the piles be made as high as possible and not be spread out like they have been in the past.

Dave also talked about the fact that all the permits expire in 2005. To renew the permits, it will be necessary to do a compliance review of each lot. They will be checking for reasons for non-renewal. These reviews will start in the summer of 2000. Dave handed out a tract checklist, a lot checklist and a new annual review form. For a compliance review, they will be looking at the tract as a whole. They will be looking at transportation systems, bridges, water systems, visual quality, things that aren't blending into the woods, and the sanitation system. They'll be looking at the roads to see if they're being maintained, looking for erosion. What could happen from this review is that before the permits would be reissued, there may be certain things that will need to be done.

They will also be looking at each lot individually to see if sanitation systems are functioning properly; check the visual quality; and check to see if some lots have extra roads, additional parking areas or trails which they feel are more than what is necessary.

The compliance review will be dealing more with fire protection, color of the cabins, debris and firewood lying around. All three of these inspections will be happening at the same time. There were some issues on certain lots, which were never resolved from the last annual review so they will be stricter this time in requiring the issues to be resolved.

Dave also talked about what they're calling the Airport timber sale. They're going to thin stands and treat fuel on the ground to remove fire risk. They're trying to reduce risk of what is called "ladder" fuel, which is located on the ground but once ignited spreads quickly on the ground and up trees. There have been blue flags placed to mark the area that is scheduled to be thinned. They plan on leaving a buffer between the tract and the road so the tract won't be highly visible. If there are any comments regarding the timber sale, you should contact the Forest Supervisor. Written information is better than verbal comments and it's easier to track.

It was also mentioned that the road to Uncle Tom's and Georgetown is closed during work on the Wentworth Springs Road. This is going to become a major road into the National Forest from Uncle Tom's to the Ice House Road connection. Uncle Tom's to Stumpy Meadows will be the second phase of this project.

After Dave ended his presentation, it was mentioned that the tract really appreciated the fact that the Law Enforcement Officers associated with the Forest Service have been coming in and checking out the cabins. A letter was sent to their supervisors expressing this appreciation and the individuals have also been thanked. Dave was thanked for his presentation.



The next discussion item was the need to inventory parts that would be needed for the new and old water systems. Dave Gondola volunteered to look at the generator to provide a list of parts. He will be working primarily with Dave Frink.

Work parties were brought up. It was suggested that the old water system startup would be the first work party. The second work party would be to conduct maintenance on the old water system tanks. Another work party will be placing shelving in the blockhouse. The middle road project started last year needs to be completed. The old system startup will be done tomorrow, June 25<sup>th</sup>. The middle road clean up will be July 22<sup>nd</sup>; finishing up the middle road project from last year will be done August 19<sup>th</sup>. If needed, the fourth work party will be held on September 9<sup>th</sup>. As far as the shelving, it could actually be accomplished by one group while another group is working on one of the other projects.

The appraisal review was discussed. There was no additional information that we could provide at this time. It was mentioned that it was a difficult job to find comps in the area for the cabin tracts. It was suggested that we may be able to obtain some information from the County Assessor's Office. We can also check between Ice House and Wright's Lake or on Highway 50. It's not an easy process as there aren't a lot of comps for our particular area.

The next item for discussion as the water system on-and-off schedule. It is usually the last weekend of October or first of November when the water system is closed for the season based on the weather and the availability of qualified individuals to turn the system off. The system goes on usually within the first week or two of May – again if weather permits and if qualified people are available to do it. It was also mentioned that there was 244,000 gallons of water utilized in the first month of operation this year. To use this amount of water, there has to be leaks in some individual cabin systems that have gone undetected, as the system itself was thoroughly checked. It is the responsibility of each cabin owner to repair all leaks that they may have in their system from the main to their cabin. If you notice that your neighbor has a leak in his/her system, please let them know so it can be repaired.

The next subject dealt with the nominations for Board members. The Board members whose term is up this year are Ray Bitterman, Jerry Virtue and Larry Gondola. The Nomination Committee nominated Rick Rodgers, Larry Gondola, Brad Dillon and Jerry Virtue. No additional nominations were made from the floor. After counting the votes taken for the new members, it was determined that Larry Gondola, Jerry Virtue and Brad Dillon would be the new/returning board members.

Nominations were then made for the President. It was moved/seconded and carried (Virtue/Gondola) that Bill Dillon be nominated. No further nominations were made.

It was mentioned that everyone should give this Board a round of applause because they've done a terrific job of keeping and getting everything going as far as work parties,

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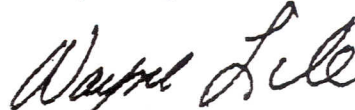
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the water system and many other projects that took time away from their families for the betterment of the tract as a whole.

It was moved/seconded/carried (Bitterman/Virtue) to adjourn the meeting at 2:20 p.m.

Respectfully Submitted,



WAYNE LILE  
Secretary