



Dory Lakes Property Owners Association

P.O. BOX 666

Black Hawk, CO 80422

<http://dorylakes.com>

## Dory Lakes POA Meeting Minutes Mar 6, 2023

Attendees: Gary Sloneker (President), Gary Duncan (Vice President), Gregg Young (Treasurer), Melanie Bleyler (Secretary), Michael Ibrahim, Patricia Chavez, Jamie Sebold, Jeanne Sprowls, Garry Brown, Whitney Donoghue, David Hyde, Dave Sprowls, Jody Duncan, Won Cho

Outside Speakers: Ryan Keenan, Brad Benning

### **Meeting Called to Order by Gary Sloneker at 6:36 PM**

#### **Roll Call:**

Quorum of board present. Trent Grogan, Member at Large, absent

#### **Open Forum**

Michael Ibrahim: likes ideas of improving the park. Would like to propose investing in a couple of kayaks, canoes, rowboats, life jackets so residents can go out once or twice a year.

Requests that we either don't attach flyers to mailboxes - or we make a point to take them down within a short period of time so as not to advertise that nobody is home.

Gary Duncan: by June 1, any boat left unregistered could be turned into Dory Lake property.

Would need to have waivers signed, adult, if we do that. (this sentence should go under Michael's comments)

Garry Brown: Invoices marked 2022 instead of 2023. Describe exactly what electricity will be used for so it's clear for people in the future.

Whitney Donoghue: benefit of electricity is that we could power the security cameras.

## **Presentation of last meeting minutes**

Motion to approve minutes: Gary Duncan motioned, all approved.

## **Presentation of reports**

### 1. Financials/balance sheet (Treasurer)

Need access to Stripe so can balance/reconcile accounts. Whitney set up Stripe account to link to our website. It was set up like a bank account so needed her social security number, etc. Ideally, it wouldn't be set up like that.

We should set up Stripe using the Dory Lakes EIN from IRS rather than someone's social security number. Gregg and Whitney will meet up to fix Stripe so we can see the payment details.

12/30/2022: Checking account balance: \$5,889.79

1/31/2023: Checking account balance: \$4,830.78

2/28/2023: Checking account balance: \$19,290.97

Savings account balance is \$73,035.63.

Still waiting for dues to be paid by April 1, 2023 - these are NOT voluntary.

### 2. Fishing Club (VP)

38 fishing badges requested so far - all have been mailed out. 10 boat storage requests, also mailed.

Any boats at the lake that are not registered by June 1st will be disposed of or taken into Dory Lakes POA possession.

### 3. Architectural Committee (President/Dave Sprowls)

Only one outstanding request. Homeowner is getting more details, moving forward.

### 4. Guest Speaker (County Water Rights/Lake Representative)

Status of water lease/county responsibility for repair (President/Guest Speaker)

Ryan Keenan, Facilities Manager Gilpin County.

Brad Benning, Gilpin County Attorney

Dory Lakes has junior rights; county has senior rights. When pump water from Justice Center Wells, need to refill two creeks. County has perpetual lease for the water. Lease is for 30 acre feet.

A lot of the water in the lake comes from ground seepage. If we don't have good snowpack, struggle to get water in the lake. We're going to see this get worse each year with climate change.

County is called to pump water out of Dory Lake to refill Ralston Creek based on what's used at Justice Center and Community Center.

Currently two well pumps in Dory Lake. Pumps have had issues - one is not working at all. One of the two pumps is still operating and fulfilling needs but it's on its way out too. Rather than continuing to fix these, looking at another solution.

Released RFP looking for proposals from engineering firms that would have zero negative impact on Dory Lake. Solution: Single manhole cover within county easement. Nothing aboveground. Nothing on private property.

HR Green Inc., out of Glenwood Village - awarded. Currently negotiating contract with them. They've allocated time to come to stakeholder meetings such as our board meetings in the future.

Final design expected by September/October this year.

Ryan is happy to share documentation with anyone interested.

No plans to increase storage capacity.

Plans for fixing the channel as it's caved in and seeping into ground? Brad will look into it.

Question about holding a community volunteer event to clear out inlet ditch. Have done it in the past. But we're only allowed to have a certain amount of flow into the lake - dictated by water commission.

Aerators in the lake are owned by Dory Lakes POA. We have a maintenance contract with the company that installed it.

### **Old/Unfinished Business**

1. Repair of crossover to lake (postponed until spring thaw). Will need to put a small culvert there because water does sometimes run under there. Call for volunteers for this.
2. Report on the community "Holiday in the Park" in December (Pres/VP/MAL). It was cold! Decent turnout, Santa Claus, hot chocolate, cookies.
3. Report on unregistered boats at lake (All unregistered boats will be removed on June 1). 35+ boats unaccounted for. In late April/early May, when snow melts, will put notice on the boats letting owners know will be removed June 1. Will also attempt to look up numbers on old stickers to contact owners to let them know. Each year had a different color sticker. Will make sure to check with our insurance about liability of renting boats, lifejackets, etc.
4. Quarterly newsletter (Secretary) - sent one in January. Will plan to keep sending quarterly. Next on: end of April.

### **New Business**

1. Annual POA Dues report (Treasurer), postponed until resolve Stripe issue.
2. Annual boat storage/fishing club report (VP). Already stated.
3. WinterFest at the Lake, Mar 11, 2023, 1:00 PM-3:00 PM, Ice skating, chili cookoff, frozen turkey bowling, ice fishing, smores, hot chocolate, hot cider, bonfire, live music (VP/Events Committee)
4. "Americana Day in the Park", July 1, 2023, details forthcoming (VP/Events Committee). Fish fry, kickball game, movie night - all possibilities
5. \*New laptops for Secretary/Treasurer (President/Treasurer/Secretary)(Secretary calls for vote of board to approve purchase) - will have quotes at next meeting.
6. Columbine Park Improvements presentation (Pres/VP). United Power shared a plan for bringing electricity to pedestal. \$14,500 to do this work. Quotes from

electricians to give estimates to bring electricity into pavilion itself with 4 receptacle outlets and a locked box: \$5,545.

Whitney suggests posing this question to entire community. For playground, sent out mailing with all the options and asked for a vote. Sent email, mailing, Nextdoor.

Let's send out postcard and email with online survey - 2-week turnaround.

Would like all this done ideally by community event in July.

Michael suggested adding lights into pavilion at same time.

Would like to propose siding on North and West walls only on pavilion. Would keep out a lot of the weather. Measured and cost it out at \$600. Done by community. Could also get canvas for a 3rd side that could be put up and taken down - future question. Michael thinks there should be more discussion on options.

7. Welcome new secretary, Melanie Bleyler (Pres)

Gary Duncan makes motion to reimburse Gary Sloneker for two pop-ups with purchased warranties, approximately \$700. Gregg Young seconded, all in favor aye. Gary S. abstained.

### **Next meeting**

June 6, 2023 and motion to adjourn (Pres) 8:12 PM

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