

Deer Mountain Community Organization
Minutes Approved
Saturday, April 20, 2013
2995 County Rd. 27A, Cotopaxi, CO 81223

After we enjoyed a wonderful fundraising brunch organized by Becky Girdler, Rob Adams called the meeting to order at 10:20am. He announced that a quorum of members was present.

Membership Renewals: Jayne Oslin of the Membership Committee read the names of members whose memberships are up for renewal. Memberships that expired in March Are: Cheryl Fellows, Pam Gentry, John Shoemaker, Barb Jackson, Marie Schaarschmidt, and Darlene Mills. April memberships due for renewal are: Linda Schuff, David Fischer, Cheryl Murten, and Bert Nuckols.

9:00am Meeting Start Time: Rob Adams made a motion to change the general meeting's start time to 9:00am for the summer season. Gwen Hoffnagle seconded the motion and the first vote was a tie. After discussion another vote was taken and the motion was passed by a vote of 9 to 8.

Treasurer's Report: Sandi Specht distributed copies of the income, expenses, and bank balance as of 4/20/13, and the 2013 budget. She noted that we are running a deficit for the rental home, as it has not been rented yet and we are paying for utilities, and we have approximately \$1,000 left of the \$1,500 maintenance allowance for making improvements to our Clubhouse (the garage where meetings are held) and our property. Gwen Hoffnagle distributed copies of the financial statements through 3/31/13. LeeAnn Adams made a motion to approve \$46.00 for the purchase of a roll of stamps for mailing DMCO paperwork. Walter Sarkis seconded the motion. After discussion Elaine Foster made a motion to approve \$46.00 for the purchase of a roll of stamps and that Sandi be authorized to purchase postage and mailing supplies whenever needed on an ongoing basis. David Fischer seconded the motion and it was passed by a vote of 20, none opposed.

Maintenance Committee: Bill Baker asked for more volunteers for the Maintenance Committee the members of which are Dan Warner, Bill Baker, and Becky Girdler. Gwen Hoffnagle volunteered for the Maintenance Committee.

Resignation of the Secretary: Rob Adams announced that Patty Funk has resigned as secretary of the organization. He asked for nominations, Gwen Hoffnagle read the secretary's duties from the Bylaws, and Tami Oquist expressed an interest in the position. Barbara Sarkis made a motion to elect Tami Oquist secretary. LeeAnn seconded the motion and it was passed by a vote of 22, none opposed. Per the Bylaws, Tami's term will expire 12/31/13.

Recording Meetings: Wes Girdler made a motion that we authorize money to purchase a tape recorder to make the secretary's job of taking minutes easier. Rob Adams seconded the motion and it was passed by a vote of 22, none opposed. Christine Kimberling said she would donate a tape recorder to the organization.

Minutes of the Last Meeting: Gwen made a motion to approve the 3/16/13 minutes but with the correction of replacing this wording in the section headed "Syrup (the Special Review Use Permit Committee) Findings": "Gwen Hoffnagle reported that after investigating, we really do not need to apply for a permit at this time." with this wording: "Gwen Hoffnagle presented the Syrup Committee Report and its proposal that we not apply for a Special Review Use Permit at this time, but take smaller steps toward our goals including applying for a Temporary Use Permit to hold our community markets this year and a Non-Conforming Use Status to use the home at our property as a rental home. The Proposal appears at the end of these minutes as an attachment." LeeAnn Adams seconded the motion and it was passed by a vote of 18, none opposed.

Rodeo Schedule: LeeAnn Adams circulated sign-up sheets for shifts for our concession operation at the Royal Gorge Rodeo 5/3/13 – 5/4/13. Rob Adams announced that so far we have thirty volunteers signed up to help.

T-shirts and hats fundraiser: LeeAnn Adams announced that t-shirts recently ordered will be available 4/23/13 and those who ordered should contact her to pick them up. T-shirts cost \$12 for members and \$15 for non-members. Hats are the same prices, are non-vented cloth hats with an embroidered logo, and should be beautiful. Order these through LeeAnn.

TUP Committee Report: Gwen Hoffnagle reported that the NCUS and TUP applications have been submitted and we received a letter from Fremont County asking for documentation regarding who is authorized to sign for DMCO. Gwen made a motion that any one of the directors be authorized to sign for DMCO. Walter Sarkis seconded the motion. After discussion about the need for at least two directors to sign, and that the Bylaws Committee will be addressing this issue next month, Gwen made a motion that Chairperson Rob Adams be authorized to sign the TUP and NCUS applications for DMCO. Bill Baker seconded the motion and it was passed by a vote of 21 to 2.

Gwen reported that Rob received a letter from the county commissioners declining the request by DMCO and Arkansas Valley Ambulance (AVA) to review the definition of a “Fire and/or Police Station” and approve parking an AVA ambulance in our garage because we feel that does not make the garage a fire station. The commissioners’ response includes that they require a Special Review Use Permit (SRUP) application, which costs \$1,800, in order to approve parking the ambulance here. Elaine Foster will report to AVA that we are very sorry to have to decline them the use of our garage until and unless we are able to afford to submit an SRUP application.

Elaine Foster invited anyone interested to attend an AVA hearing with the county commissioners on 4/23/13 at 9:30am in the meeting room on the lower level of the county building at 615 Macon Ave. in Cañon City.

San Isabel Propane Tank Rental: Gwen Hoffnagle announced that DMCO now has an account with San Isabel Services Propane for the propane tank for the rental house. The annual rent is \$10 and is due 5/1/13. Gwen made a motion to authorize payment of the tank rental due 5/1/13 and every year afterward on an ongoing basis. LeeAnn Adams seconded the motion and it was passed by a vote of 22, none opposed.

Sales Tax: Gwen Hoffnagle explained that though we do not have tax exempt status yet, we do not have to pay sales tax for items we resell such as the food and paper supplies for the rodeo concession. We have an account at Sam’s Club, and such accounts will need to be established as tax-free for the items that will be resold. If you purchase such items, take with you a copy of our sales tax license, a Sales Tax Exemption Certificate (CO form DR 0563), and a blank DMCO check which you should pick up from Sandi Specht and use to pay for your purchase. Be sure to turn in the receipt to Sandi. Contact Sandi, Rob, or Gwen if you need these forms.

Property Management and Maintenance Update: Dan Warner reported that we have a good candidate for renting the rental home, but they want to wait until the school year is over before moving. It was suggested that they could lock in the rental home by paying the deposit. Another candidate has horses, and it was determined that we cannot rent to them due to restrictions on the use of the well water. Gwen Hoffnagle made a motion to authorize the Property Management Committee to place advertisements in the Cañon City Daily record and the Wet Mountain Tribune if they feel the expense is warranted. LeeAnn Adams seconded the motion and it was passed by a vote of 20, none opposed. There was discussion about obtaining credit reports for rental candidates and that candidates are currently required to provide their own credit reports, and two options for purchasing them were proposed. Gwen Hoffnagle made a motion that we authorize the Property Management Committee to purchase candidates’ credit reports at the committee’s discretion. Rob Adams seconded the motion and it was passed by a vote of 19 to 4.

Presentation by Christine Kimberling of WorldVentures: Joe Marchiani introduced his friends Christine Kimberling of WorldVentures and Steve Goumas. WorldVentures has donated a 5-night, 4-day trip to Cancun valued at \$893 for DMCO to use to raise money. Christine presented an excellent slide show about the company and its vacation offerings. Elaine Foster presented the idea to auction the trip through promotions at our various events over the summer and to award it to the highest bidder or the first bidder to bid \$900. After discussion Elaine made a motion to research the best way to raise funds with this offer and table the decision about the auction program until the next general meeting on 5/18/13. David Fischer seconded the motion and it was passed by a vote of 17, none opposed.

Rodeo Concession Fundraiser: Rob Adams reported that everything is in the works and thanked everyone who volunteered to help.

101 Coupon Book Fundraiser: Elaine Foster reminded us that the information and forms are available on the website. We have forty coupons finalized, so everyone is encouraged to print forms and take them to your favorite vendors to get them signed up for free advertising through the coupon book.

Property Cleanup Report: A group of volunteers worked on at least three occasions to get the property cleaned up and David Fischer reported that the weather finally cooperated and they were able to burn the brush.

Bylaws Committee: Barbara Sarkis reported that she will call a meeting of the Bylaws Committee after the rodeo is over. She asked for additional committee members and ideas from everyone, and Jayne Oslin volunteered to be on the committee.

Bracelet Auction: Bill Baker's auction of a turquoise bracelet was tabled.

NEW BUSINESS

Honey-Do Auction Services: Bill Baker encouraged anyone who purchased his services during the Honey-Do Auction last month to contact him.

Challenge: Bill Baker offered a challenge to donate \$50 to DMCO if anyone can outshoot him for three shots at a 200-yard target. He will use a 338 magnum rifle and 200 grain bullets.

Authorization for Change for the Rodeo: Sandi Specht asked for authorization to get \$500 worth of change for the rodeo concession which would be returned to the checking account afterward. It was decided that our advance funds for the rodeo will cover obtaining the change.

Garage Door: Wes Girdler asked for permission to work on building a temporary door for the large garage on the property. He was encouraged to do so.

Respectfully submitted by



Gwen E. Hoffnagle, Member substituting for Secretary Patty Funk