

**SAND CREEK PARK LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
OCTOBER 1, 2025 MEETING**

ROLL CALL

PRESENT: Kurt Kniegge
Marsha Williams
Chad Washburn
Holly Suess
Jerome Burke
Carrie Staiano
Sue Falls

ABSENT: David Mickelson
Chris Cawdrey

Guest: None

Quorum established.

Kurt Kniegge calls meeting to order.

Kurt Kniegge makes a motion to approve June 24, 2025 meeting minutes.
Seconded by Holly Suess. Sue Falls- Abstain. Minutes approved.

Votes Requested (bylaws V.14.i):

- Forest Svc Cir Contract Approval: YES Kurt, Marsha, Carrie, Chris, Jerome, Deb
- Picnic Pass Contract Approval: YES Kurt, Marsha, Carrie, Chris, Jerome, Deb
- Rubbish Violation: YES Sue, Jerome, Marsha, Kurt, Chad, David
- Holly Suess assume Deb Kessinger's Board Seat: YES Marsha, Carrie, Kurt, Chad, Chris, Jerome and Sue

- Adoption of *Policy for Collection of Unpaid Assessments, Fines, Fees, and Charges* and *Policy Regarding Registration of Mailing Address, Phone Number, and Email Address* to comply with HB25-1043, waiver of notice per PROCEDURES FOR THE ADOPTION AND AMENDMENT OF POLICIES, PROCEDURES AND RULES (section 5) due to legal mandate of adoption on October 1, 2025: YES Marsha, Sue, Kurt, Chad, Chris, Carrie, Holly, Jerome

Architecture:

- 42190-00-048 Campalot LLC: Conditional YES Carrie, Chris, Marsha, Kurt, Chad
- 51020-00-059 Kregci: YES Chad, Marsha, Chris, Kurt, Carrie, Sue
- 42290-00-006 Russell (solar and conex): YES Chad, Holly, Chris, Marsha, Carrie, Kurt, Sue
- 52260-00-046 Baca: TBD

Reports of Committee/Officers:

President's Report:

Assessor and Commissioner visitation day overview July 25, 2025, Kurt Kniegge provides update from the visit.

Marsha Williams provides details of the initiative status:

New Assessor Code Created by Assessor Overbeck for SCP area

Commissioner Kafalas working with landowner Seidel on Camel Rock Conservation

Commissioner Kafalas working with Road & Bridge on faded road signs

Commissioner Kafalas working with County on Sand Creek Township designation.

Contacted Farmers, State Farm, and Geico regarding impacts, all reported positive impacts from change. Marsha Williams makes a motion to tell Larimer County the board sees no need to delay the plans. Seconded by Sue Falls. Unanimous vote.

Motion approved.

Vice President's Report: Sue Falls not present. Nothing to report.

Secretary's Report: Carrie Staiano provides update.

Checks written since last board meeting:

Checks Written Since Last Board Meeting			
Date	Num	Name	Amount
06/20/2025	1795	Bull Mountain Dirtworks LLC	\$ 20,640.00
06/27/2025	1796	Bull Mountain Dirtworks LLC	\$ 5,000.00
07/29/2025	1797	Sara Esparza	\$ 62.50
07/29/2025	1798	Alyx Hamilton	\$ 243.75
07/29/2025	1799	ArborCo Tree Care	\$ 4,800.00
07/29/2025	1800	Tracy Helberg	\$ 111.01
07/29/2025	1801	Kevin Osborn	\$ 88.99
07/29/2025	1802	Carrie Staiano	\$ 177.67
07/29/2025	1803	Marsha Williams	\$ 175.80
08/19/2025	1804	Bull Mountain Dirtworks LLC	\$ 3,800.00
08/19/2025	1805	Altitude Law	\$ 350.00
08/19/2025	1806	Marsha Williams	\$ 995.16
08/19/2025	1807	Bull Mountain Dirtworks LLC	\$ 6,000.00
09/21/2025	1808	Altitude Law	\$ 252.00

Carrie Staiano provides status on updating the authorized signers. Current authorized signers on account: Kurt Kniegge, Carrie Staiano, Holly Suess and David Mickelson. Ray Herrmann and Debra Kessinger were taken off.

Secretary Report by Marsha Williams

New Board Member - Holly Suess verifies no conflict of interest per policy, website updated.

Policies updated and posted on website for HB25-1043

Completed breaking apart of SCP parcels to match Larimer County, landowners advised

Wildfire Risk Map Reviewed – SCP vs Red Feather Lakes

Wildfire Mitigation Grant project completed, report submitted, reimbursement received. \$5000 grant income offset.

Periodic Report SCPLOA Filed with State of Colorado

Executive Session: The Board convenes in executive session pursuant to C.R.S Section 38-33.3-308(3) and Section 38-33.3-308(4)(a-f) for the purposes of: Landowner matters the disclosure of which would constitute an unwarranted invasion of individual privacy.

[redacted]

Reconvene in open session.

Roads committee report.

Picnic Pass Completed- status provided by Holly Suess

Cattle Guard replacement at Wilderness Ranch in process- status provided by Holly Suess

Culvert Repair Forest Svc Circle Completed - status provided by Holly Suess

Culvert Documentation Project- status provided by Jerome Burke

Cattle gates on FS Cattle Guard: Advise Bull Mountain Dirtworks to contact Rabbit Creek Ranch directly for status and propose plan- no update.

Road Committee Meeting Date – 2026 Plans & Budget Recommendation meeting to be set by Marsha Williams.

Security Committee report.

Recent trespassing issue. CPW is working. Marsha Williams will set up security committee meeting to discuss possible future steps.

Animal Control Committee report.

Horse status provided by Chad Washburn. Kurt messaged Deputy Maxwell again.

Architecture Committee report.

Chad Washburn updates 52260-00-046 Baca gate: Kurt makes a motion to approve Baca application, Seconded by Marsha Williams. Unanimous vote. Motion approved.

Helpful hints document for construction applications, Marsha Williams to send out for review.

Fish report. Chris Cawdrey not present. Nothing to report.

New Business:

Annual meeting reservation for February 28th. Carrie Staiano to confirm.

Budget Preparation Input for approval at January Board Meeting. Provide input to Marsha Williams for inclusion.

Landowner Volunteers update provided by Marsha Williams

- i. Ron Hauser Maps
- ii. Linda Omundson Forestry Health

Aging white signs – status provided by Carrie Staiano. Carrie makes a motion to purchase updated signs. Seconded by Holly Suess. Motion approved.

Next Board meeting approved: January 7, 2026 at 7pm.

Kurt Kniegge makes a motion to adjourn. Seconded by Marsha Williams. Meeting adjourned.