

**SAND CREEK PARK LANDOWNERS' ASSOCIATION**

**ANNUAL MEETING**

**FEBRUARY 22, 2025**

**(unapproved – will be approved at February 2026 Annual Meeting)**

**Kurt Kniegge calls meeting to order**

**Board of Directors introductions:**

**Carrie Staiano**

**Debra Kessinger**

**Kurt Kniegge**

**Marsha Williams**

**Chad Washburn**

**David Mickelson**

**Not present: Chris Cawdrey, Sue Falls**

**Thank you to Ray Hermann for many years of Board Service, applause.**

**Quorum confirmation by Marsha Williams – 4,098.86 acres represented at time of meeting start (ballots continue to be issued to landowners as they arrive until elections begin).**

**Motion to approve agenda by Rick Seuss. Seconded by Steve Pichoff.**

**Motion is granted. Agenda is approved.**

**Motion made by Caroline Jones to approve minutes of the 2024 Annual Meeting. Seconded by Rick Seuss. Motion is granted. Minutes of the 2024 Annual Meeting approved.**

**Vendor introductions: Lorraine Schaeffer from North West Real Estate  
Amy Scott from Air MedCare Network. Ronald Williams from Farmers Insurance.**

**Special guests address landowners:**

- **Amy Hohnholz , Water Commissioner with Colorado Division Water Resources. Amy Hohnholz, Lead Water Commissioner Dist. 48 & 76, C 970-815-1087, 1809 56th Avenue Greeley, CO 80634, [amy.hohnholz@state.co.us](mailto:amy.hohnholz@state.co.us), [dwr.colorado.gov](http://dwr.colorado.gov). Will be reviewing water, ponds, streams, & ditches in SCP this summer; typically drives blue vehicle when reviewing.**
- **Bob Overbeck, Larimer County Assessor. Presentation regarding property value determination process. Bob Overbeck, Assessor, Office of the Assessor, 200 W Oak St | 2nd Floor, PO Box 1190, Fort Collins, CO 80522-1190, W: (970) 498-7050, C: (970) 732-0043, [www.larimer.org](http://www.larimer.org)**

**Officer and Committee Reports:**

**President's Report by Kurt Kniegge. Reviews accomplishments of Board and plans for this year. [historical list board accomplishments submitted to record at end of minutes].**

**Secretary and Public Relations report by Marsha Williams**

**Review of updated policy for collection of unpaid assessments dated Jan 9, 2025**

**Vice President and Road/Security report by David Mickelson**

**Treasurer's Report by Carrie Staiano**

**Year to date through January 31, 2025**

**Total income: \$53, 262.61**

**Total Expenses: \$43,550.35**

**CD#1 \$81,151.20**

**CD#2 \$12,396.77**

**Total CD's: \$93,547.97\***

**Accounts Receivable: \$3,242.04**

**Total Assets: \$126,661.09**

**SCPLOA Budget Year Ending February 28, 2026**

	<b>Budget</b>	<b>Special Projects</b>	<b>Total Budget</b>
<b>Roads **</b>	<b>\$21,655</b>	<b>\$20,500</b>	<b>\$42,155</b>
<b>Professional Fees</b>	<b>\$4,250</b>		<b>\$4,250</b>
<b>Fish &amp; Animal</b>	<b>\$2,350</b>		<b>\$2,350</b>
<b>Public Relations</b>	<b>\$4,950</b>		<b>\$4,950</b>
<b>Administration</b>	<b>\$4,204</b>		<b>\$4,204</b>
<b>Subtotal:</b>	<b>\$37,409</b>	<b>\$20,500</b>	<b>\$57,909</b>
<b>Taxes:</b>	<b>\$130</b>		<b>\$130</b>
<b>Total:</b>	<b>\$37,539</b>	<b>\$20,500</b>	<b>\$58,039</b>

**\*Reserves funded through CD interest accumulated.**

**\*\* Wilderness Ranch Cattle Guard and Picnic Pass (road project funded through reserve fund if necessary.**

**Fish report by Kurt Kniegge for Chris Cawdry**

**Animal Control and Architectural report by Chad Washburn**

**5 sheds and 1 cabin approved**

**Election of Directors facilitated by Secretary/Marsha Williams:**

**Nominating Committee and recommendations report by Kurt Kniegge, Jerome Burke is the board nomination for seat left by Ray Herrmann.**

**Election of Board Members: 3 seats up for election.**

**Class A Seat 1 – Kurt Kniegge, 1 nomination from the floor: Craig Reynolds**

**Class A Seat 2 – Jerome Burke, no nominations from the floor.**

**Class A Seat 3 – Carrie Staiano, no nomination from the floor.**

**Nominated individuals address landowners.**

**Marsha Williams reads required voting instructions.**

**David Mickelson makes a motion to contest and not count the proxy votes given to Board Nominee category. Seconded by Joel Jackson. Marsha asked for show of hands if removing the 227.3 proxied acres in dispute would allow counting to continue and if the difference in votes is greater than 227.3 these proxies would not be required/used to determine the winner. Proxies provided to specific individuals will be included. 65 hands raised to allow elections to continue by removing the 227.3 Board proxy votes, 7 hands raised not to continue by exempting those votes. Decision made to continue with counting and removing the 227.3 Board Nomination proxy votes to determine if further actions are needed based off the spread of votes once counted.**

**Four impartial (and unrelated to Board Candidates/Members) attendees volunteer to create 2 ballot counting teams of 2 each.**

**[counting occurs while meeting continues] Each team counts ballots separately, then compares totals. Totals agree between teams and volunteers sign the final tally. Board proxy votes are not necessary to determine winner.**

**Open Discussions from the floor.**

**Old Business: None**

**New Business: Linda Omundson asks for volunteers to pursue Larimer County disaster mitigation grant.**

**Election Results:**

**Kurt Kniegge: 3,399.14 votes**

**Craig Reynolds: 966.74 votes**

**Motion to accept votes as tallied by Craig Reynolds. Seconded by Rick Seuss.**

**Motion approved.**

**Seat 1: Kurt Kniegge**

**Seat 2: Jerome Burke**

**Seat 3: Carrie Staiano**

**Election closed.**

**Calendar: Organizational Meeting – April 7, 2025 at 7pm, Annual meeting – February 28, 2026 at 1pm**

**Motion to adjourn by Chuck Bennett, Seconded by Sandra Warren. Meeting is adjourned.**

**Attachments:**

**Accomplishments of Board under Kurt's leadership:**

- **Ensured that vendors providing services are contracted and that the contract language protects the Association from unnecessary liability.**
- **Modernized and updated website to provide landowners with additional information, access to required materials, and links to additional points of interest.**
- **Completed legal review of Association insurance policies and ensured they meet the stipulations in the governing documents.**
- **Updated Association registrations with Colorado agencies allowing us to legally collect on past due accounts.**
- **Implemented web-based software for board meetings, eliminating the association expense of board members traveling to a central location, and providing more time in the meetings for Association business.**
- **Reorganized historical records retention and ensured compliance with governing documents and Colorado non-profit corporation requirements.**
- **Managed through a period dramatically increased service costs without raising dues and continued to maintain or increase service levels.**
- **Implemented a process of timely response to landowner complaints that is documented in accordance with CCIOA requirements.**
- **Worked with landowners to rectify several areas of covenant violations to ensure practices are consistent with Association governing documents.**

- **Successfully defended Association fishing access rights for landowners ensuring no change to the easements as originally designated.**
- **Created comprehensive landowner database to facilitate emergency contacts when needed.**
- **Updated the accounting system to provide increased reporting capability and full disaster recovery capability.**
- **Facilitated the collection of numerous past due accounts resulting in the lowest number of past due accounts in many years.**
- **Created the legally required Reserve Study and implemented a plan to build reserves to help shield landowners from special assessments.**
- **Updated the newsletter process to include professional printing, reduced bulk mailing costs, and delivery tracking.**
- **Initiated process for one cattle guard refurbishment each year to improve cattle trespassing issues.**
- **Construction application updated to better align with county records and historical SCP files.**
- **Doubled revenue recognized from newsletter ad sales used to offset printing costs.**
- **Implemented new private access signage on entry points to SCP and worked with Google maps to mark SCP roads as private, resulting in a noticeable decrease in non-landowner traffic.**
- **Retained a new legal firm with extensive experience in Colorado HOA law who also provides frequent no cost board member education sessions.**
- **Worked with several cattle owners to decrease cattle encroachment in SCP and to clarify fence out vs. covenant regulations regarding livestock in SCP.**