

**SAND CREEK PARK LANDOWNERS ASSOCIATION
BOARD OF DIRECTORS
JANUARY 7, 2026 MEETING**

ROLL CALL

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

ABSENT: David Mickelson

Guest: None

Quorum established.

Kurt Kniegge calls meeting to order.

Kurt Kniegge makes a motion to approve October 1, 2025 meeting minutes.
Seconded by Holly Suess. Minutes approved.

Kurt Kniegge makes a motion to approve December 20, 2025 meeting minutes.
Seconded by Chad Washburn. Minutes approved.

Votes Requested (bylaws V.14.i):

- Archer Horse Violation 52350-00-050: YES Chris, Davis, Carrie, Chad, Marsha, Holly, Sue, Jerome.

Architecture:

- Baca Conex App 52260-00-046: YES Chad, Chris, Marsh, Carrie, David, Holly, Sue.
- Baca Shed App 52260-00-046: YES Chad, Marsha, Chris, Carrie, Kurt, Holly, Sue.

Reports of Committee/Officers:

President's Report and Legal provided by Kurt Kniegge

Rabbit Creek Ranch - \$5,000 cost sharing declined as area is outside maintenance perimeter.

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.

Vice President's Report: Nothing to report.

Secretary's Report: Carrie Staiano provides update.

Checks written since last board meeting:

Date	Type	No.	Payee	Total
12/19/2025	Expense	1817	Matt Peterson	\$ 597.21
12/15/2025	Expense	1816	VOID	\$ -

12/15/2025	Expense	1815	Larimer County Clerk	\$ 53.00
12/15/2025	Expense	1814	VOID	\$ -
11/11/2025	Expense	1813	Marsha Williams	\$ 292.51
10/13/2025	Expense	1812	Sara Esparza	\$ 75.00
10/08/2025	Expense	1811	E3 Signs	\$ 2,070.86
10/08/2025	Expense	1810	Alyx Hamilton	\$ 206.75
10/08/2025	Expense	1809	Mayo Brand Services LLC	\$ 9,000.00

Sowder (deceased) lien is paid off and released.

Secretary Report by Marsha Williams

HOA License renewal filed with the State of Colorado

Website hosting and DNS services have been renewed for 3 years.

Sign Order (to be placed next week per prior board vote)

Marsha makes a motion to order 2 fish signs approved by landowner. "Kids pond fishing for kids under age 13". Seconded by Sue Falls. Motion approved.

Roads committee report.

Cattle gates on FS Cattle Guard: Advise Bull Mountain Dirtworks to contact Rabbit Creek Ranch directly for status and propose plan (David per 4/2/25) – no update.

Road Committee Meeting plans set for Wednesday February 11th at 7pm.

Chris Cawdrey to update sign map.

Jerome Burke to update culverts map.

Security Committee report provided by Kurt Kniegge

Association methods to decrease trespassing and hunting violations discussed. No trespassing signs/video surveillance signs recommended previously. Marsha makes a motion to purchase the video surveillance signs to add to the no trespassing signs. Seconded by Sue Falls. Motion approved.

Animal Control Committee report provided by Chad Washburn

Nothing to report.

Architecture Committee update by Chad Washburn

Nothing to report.

Fish report by Chris Cawdrey

Nothing to report.

New Business:

Proposed budget for 2026-2027 reviewed and discussed. Marsha makes a motion to approve proposed budget for 2026-2027. Seconded by Carrie Staiano. Motion approved.

Newsletter draft review and ad rate increase discussion. Marsha makes a motion to approve newsletter and increase ad rates. Seconded by Chris Cawdrey. Motion approved.

RESOLUTION OF THE SAND CREEK PARK LANDOWNERS' ASSOCIATION FOR PAYMENT OF ROUTINE ASSOCIATION EXPENSES reviewed. Marsha makes a motion to approve resolution. Seconded by Sue Falls. Motion approved.

Annual meeting planning discussion. Board members up for election, confirmation to run again: Chris Cawdrey – YES, Sue Falls – YES, David Mickelson – Kurt to reach out to David, Holly Sues - YES

Next Board meeting approved:

Annual Meeting February 28, 2026 at 1pm

Organizational Meeting April 1, 2026 at 7pm

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