

**Terry Lake Recreation Association  
P.O. Box 215  
Fort Collins, CO 80522**

**Board of Directors Meeting – January 15, 2013**

**APPROVED – Meeting Minutes - APPROVED**

**In Attendance:**

|            |                               |              |
|------------|-------------------------------|--------------|
| <u>Yes</u> | Mary Nowak, President         | Terry Cove   |
| <u>Yes</u> | Jack Lundt, Vice-President    | West Side    |
| <u>Yes</u> | Joe Bent, Sec/Treas./Bus Mgr. | Terry Point  |
| <u>Yes</u> | LeeAnn Bayer                  | East Side    |
| <u>No</u>  | Dan Meyer                     | Terry Shores |
| <u>Yes</u> | John Marwitz                  | Terry Point  |
| <u>No</u>  | Todd Boyt                     | Terry Shores |
| <u>Yes</u> | Tex Anderson, Alternate       | Terry Point  |
| <u>Yes</u> | Derek Harvey, Alternate       | Terry Shores |
| <u>No</u>  | Randy Wassell, Alternate      | East Side    |
| <u>No</u>  | Mike Wilkinson, Alternate     | Terry Cove   |

**1. [Mary] Call to Order: 7:00 PM**

**2. [Mary] Quorum Count: Voting board members present: 5**

**3. [Joe] Reading and approval of the minutes from November 13, 2012, Board of Directors meeting.**

**Motion:** Joe moved that the minutes of the 11/13/2012 meeting be accepted as presented.

**Second:** Jack

**Vote:** Unanimous in favor.

**Action Item:**

**4. [Joe] Financial Report**

Joe reported that there were no changes from the last report. He also indicated that the material would be given to the accountant so that the 2012 tax returns could be prepared.

**Motion:** Derek moved that the financial report be accepted as presented.

**Second:** Jack

**Vote:** Unanimous in favor.

**Action Item:**

**5. [Joe] By-Laws Updates**

Joe presented a draft version of updates to the By-Laws to include (1) a provision that non-resident owners who rent their residences cannot retain lake use privileges for themselves, (2) that any board meeting where there is not a quorum of regular board members, the presiding officer may designate enough alternates as voting member to create a quorum, and (3) define alternate members and how they are elected by the board.

After some discussion the question was raised as to how the seat of a regular board member is filled if that board member resigned or left the board. It was suggested that the board elect a replacement to fill out the term of the departing board member.

**Motion:** Jack moved that the changes as present be accepted and that Joe prepare wording with respect to replacing a departing board member (to be circulated for approval by email).

**Second:** LeeAnn

**Vote:** Unanimous in favor.

**Action Item:** Joe will update the draft and circulate it for approval.

**6. [Joe] Waiver & Liability Release**

Joe presented two versions of a Waiver and Release of Liability that was developed by the HindmanSanchez law firm. One version would be incorporated into the annual membership renewal letter. The other would be for tenants, or non-owner occupants, who have been granted lake use privileges by the owners of their residences. Derek noted a typo on the tenant form that will be corrected.

**Motion:** Derek moved that the waivers be accepted as present with the typo correction.

**Second:** John

**Vote:** Unanimous in favor.

**Action Item:**

**7. [Jack] Meeting with Jeff Smith (Ditch Rider) - Informational**

Jack reported that he met with Jeff Smith, the new ditch rider for LWRC. Jack reported that Jeff plans to have a more visible presence around the lake than there has been in the recent past. Jeff indicated that we were welcome to post signs (no trespassing, etc.) where we thought appropriate, could repair barbed wire as needed as long as he was informed. Jeff also indicated that he and LWRC would be working with CDOT to jointly install a new fence from Aragon east and beyond the bait shop. This may take a year or so. Jeff had run off a few homeless people off of ditch property near the outlet and that he will continue to keep an eye out. He will also take care of a couple of old, brken boats that have been abandoned at the south end of the lake.

**Motion:**

**Second:**

**Vote:**

**Action Item:**

**8. [Joe] Membership Eligibility – Douglas Road Property**

Joe reported that a prospective buyer for a property on Douglas Road had inquired about TLRA membership. He indicated that purchase would be contingent on being able to join TLRA.

After some discussion it was agreed that the prospective buyer be sent a note indicating that the property would be eligible for membership provided: (1) only one single family residence be built on the lot, (2) that home would only be occupied by a single family, (3) access to the lake would only from the shared property line out the back of the property directly onto the greenbelt, (4) any maintenance on the greenbelt behind the property (for example, cutting willows, etc) must be approved by the board prior to the work being started.

**Motion:** Joe moved that the prospective buyer be sent a note with the above provisions.

**Second:** John

**Vote:** Unanimous in favor.

**Action Item:**

**9. [John] Poaching and Trespassing - Discussion**

John suggested that using game cameras might be a way to help catch or deter trespassers or poachers. He indicated they are reasonably priced and that it might be a cost effective way to cut down on the poaching. After some discussion it was agreed that John and Jack will do some more research on this approach.

**Motion:**

**Second:**

**Vote:**

**Action Item:** John and Jack to follow-up.

**10. [Tex] Effect of Glade Project on Terry Lake**

**Motion:**

**Second:**

**Vote:**

**Action Item:**

**11. [????] New Business - None**

**Motion:**  
**Second:**  
**Vote:**  
**Action Item:**

**12. Set next Board meeting date: Thursday, March 7<sup>th</sup>.**

**Motion:**  
**Second:**  
**Vote:**  
**Action Item:**

**13. Motion to adjourn at 8:50 PM.**

**Motion:** Joe  
**Second:** John  
**Vote:** Unanimous in favor.  
**Action Item:**