

# GUFFEY COMMUNITY ASSOCIATION MEETING MINUTES APRIL 2011

## OLD BUSINESS

- GUFFEY GORGE
- BY-LAWS
- DOMESTIC VIOLENCE CLASS, APRIL 27<sup>TH</sup>
- HISTORIC DISTRICT/CEMETERY COMMITTEE
- GUFFEY ZONING

## NEW BUSINESS

- BERTHRONG RANCH
- COMMUNITY RESOURCE DIRECTORY
- CLEANING AT THE COMMUNITY BUILDING/EQUIPMENT CABINET
- EVENTS PLANNING COMMITTEE

## Minutes

Meeting called to order by President Kathy Boettcher at 6:15 PM.

**Attendees:** Kathy Boettcher, Roberta Smith, Jim Smith, Lany Gossett, Fergie Ferguson, Bill Betz, Rita Mick, Carl?, Karen Frerichs, Mary Curtis, Joan LePage, Larry LePage, Leslie Thomas, Don Davis, Tom Riebe, Louanne Riebe, Gerri Salsig, Jane Pate, Bill Pate, Jon Klima, Carol Todd

**MARCH 16<sup>TH</sup> MINUTES:** Tabled

**TREASURER'S REPORT:** None

## OLD BUSINESS

- **GUFFEY GORGE-** Kathy Boettcher reported on the April 8<sup>th</sup> planning meeting with BLM and SPCFPD. Ginger Lengacher whose property borders the Guffey Gorge was also in attendance. This meeting was not open to the public. BLM reported they had no liability for injuries sustained by the public at this site. Guffey Gorge will remain open. No porta-potties will be supplied. Guard rails will be supplied by Park County for 100 feet.
- **BY-LAWS:** Committee Members are Kathy Boettcher, Jim Smith, Bill Betz, and Mark Iverson. Requests were made for volunteers and Bill Betz had volunteered. Jim Smith stated he had prepared a proposed draft. Draft includes old GCA comments and modernization for 5013C requirements. Jim's draft of the bylaws is to be posted on the Guffey News.com for GCA members to review and comment. Mark Iverson's draft was too extensive and was removed. Kathy Boettcher to schedule GCA by-laws committee meeting.
- **DOMESTIC VIOLENCE:** Class to be held by Mountain Resource Center on Wednesday, April 27<sup>th</sup> at 6:00PM at the Guffey Community Association.
- **HISTORIC DISTRICT/CEMETERY COMMITTEE:** Report by Kathy Boettcher. Penny Mills will probably donate the cemetery property to the Historic District. She would be pleased if the cemetery was named Jerry Mills Memorial Cemetery. Penny Mills was interested in being buried there. Roberta told Flip that Dave Wissel stated there was probably a breach in the titling of the property. Gerri Salsig would like her business property to be designated as Heritage property. Bill Sioux is maintaining his historic buildings. A discussion ensued

- regarding a Collage of Old Pictures to be placed in Bill Sioux's City Hall Building. Potential sources of old pictures were Fred Ris, Charlotte Baumgarten, and Carol Nash.
- **GUFFEY ZONING:** Geri Salsig reported on Park County's new zoning regulations for the Rural Center Mixed Use Zone District. Handouts were provided. Gerri provided some history on Guffey's mixed use zoning and Park County's Land Use Regulations. Park County has many unincorporated areas which are basically governed by Park County. Fairplay and Alma are the only incorporated cities in Park County. Park County is currently rewriting Land Use Regulations. Guffey should have its own mixed use zoning. The primary limitation for development in Guffey is 21,000 sq. ft. or seven lots are required for any development. This requirement is to ensure there is at least 100 feet of separation between well and septic. Methods of measurement were discussed. Types of wells and septic systems briefly discussed. Carl and Rita discussed their opposition to their neighbor's plans to install a well and septic. Carl and Rita also discussed wells and septic systems in general. It was mentioned that the Guffey Charter School tests water daily. The water is tested regularly by Guffey's eating establishments. Geri also mentioned lack of water is a deterrent to growth in Guffey. Also, Guffey has the option of making a clear, concise, collaborative presentation to provide its own mixed use zoning plan. Geri also mentioned that the Road and Bridge Building and the Fire Station #1 are considered light industrial.

## **NEW BUSINESS**

- **BERTHRONG RANCH:** Kathy Boettcher reported on some history of the Berthrong Ranch. The first patent was issued in 1900 to John Whistler. The ranch was named the Whistler Ranch in 1908. John Whistler was an Election Judge. There was a notation of delinquent taxes on the ranch for seven cents. Leslie Thomas reported the new owner of the ranch is Shawn McCarter who currently lives in Castle Rock. Leslie reported the new owners are very nice people and will make good neighbors. The new owners have no intentions of subdividing this property. The old buildings which were recently torn down were extremely rat infested. Leslie and her husband Kenny who is an architect were allowed to remove one of the old homestead buildings. The Thomas's moved the building to their 41 acre property in Pike Trails. They also took a load of logs from an old barn on the homestead. Leslie asked Geri Salsig for a recommendation for rezoning for their 41 acre property due to #of outbuildings and no agriculture endeavor. Geri recommended R35 zoning.
- **COMMUNITY RESOURCES DIRECTORY:** Two handouts were distributed. One defined the purpose and participants of the Community Resources Directory. Another handout was a listing of Guffey Community Resource Directory Categories. Bill Betz and Mary Curtis volunteered to help compile the directory. Briefly discussed a possible mailing to all Guffey Postal Patrons to gather information for the directory.
- **CLEANING AT THE COMMUNITY BUILDING/EQUIPMENT CABINET:** Kathy Boettcher made a request for volunteers to care for the equipment cabinet at the Community Association Building. Various types of equipment like ping pong paddles, balls, etc. require maintenance at times. Bill Pate volunteered to help maintain the equipment. General discussion of an outside clean up day and weed whacking needed. It was agreed that a Maintenance Day would be set up. There are also cleaning supplies for the Library and Community Association Building stored in the Community Association Building. Park County supplies paper towels and toilet paper.
- **EVENTS PLANNING COMMITTEE:** Harry Alarcon was not present. Report tabled

**PUBLIC INPUT:** Letter from Bill Sioux to Guffey Community Members passed out at meeting.

**Meeting was adjourned at approx 9:15PM**

**RESPECTFULLY SUBMITTED BY ROBERTA SMITH SUBSTITUTE SECRETARY**