

Guffey Community Association (GCA) Meeting Minutes

March 16, 2011

Meeting was called to order by Flip Boetcher soon after 6 PM.

Attending were 31 people present (Flip Boetcher, Mark Iverson, Roberta and Jim Smith, Marcia Weston, Gina Pileggi, Harry Alarcon, Ginger Lengacher, Joe and Donna Rodriguez, Anita Long, Lani Gossett, Fergie Ferguson, Karen Frerichs, Mary Curtis, Syndi Hanson, Rod Lawrence, Geri Salsig, Barb Felton, Don Davis, Laura and Randy Owens, Jon Klima, Sam Calanni, Karyn Miller, Bill Betz, Carol Todd, Jo Beckwith, Tom Wells, Jean Anderson, Mike Copen).

Minutes to the last meeting were read by Roberta Smith. Minutes were approved as read. However, Marcia Weston brought up an objection that Harry Alarcon had brought some letters to be submitted at the last meeting, which hadn't been mentioned in the minutes. Flip said she had no idea that Harry meant to submit any letters. Harry said he had brought some letters but didn't feel they were appropriate to present at the meeting, so he hadn't in fact submitted them or read them. He has since circulated a survey to be filled out by Guffey neighborhood.

Jo Beckwith read the treasurer's report.

Beginning Bank Balance (Wells Fargo checking), October 1, 2010	\$1,669.52
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Income

• Keys	\$ 90.00	
• Book Sales – Guffey 100 Years	\$150.00	
• HOA Donation	\$ 55.00	
• Bank error correction	\$215.58	
		\$510.58

Expenses

• Bank Maintenance Fees	\$ 12.50	
• GD Printing – Guffey Books	\$900.00	
• Annual Report Filing Fee	\$ 10.00	
• GCA Coffee Supplies	\$ 17.36	
• Maintenance Supplies	\$ 14.83	
• Copies – Key Applications	\$ 6.38	
		\$961.07

Ending Bank Balance, March 15, 2011	\$1219.03
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Bingo account (no activity) beginning Oct.1, 2010		\$ 388.19
Expenses: Dormant account fee	\$ 10.89	
Close Account to savings	\$388.19	
Ending balance:		\$ 000.00
Wells Fargo Savings Account Beginning balance:		\$ 685.44
Income		
Interest earned 10/1/10-12/31/10	\$ 0.12	
Deposit from closed Bingo Acct	\$377.30	
Ending Savings Acct. Balance March 15, 2011		\$1062.86

Ways to send email to people was discussed. Apparently there are several lists – Amy Mason’s list, the school list, Mary Ann Melvin’s list, and Jo’s list, and some people are getting multiple notices of meetings. Jim Smith suggested that there should be only one list that should cover everyone at least once. Everyone present at the meeting was asked to give their email list, which will be submitted to Jon Klima, so he can send emails relating to the GCA. The minutes will be submitted to Jon Klima to put on the GCA website: guffeynews.com. Other Guffey websites include: Fire Department: guffeyfire.net; Guffey Library: friendsoftheguffeylibrary.org; Guffey School: guffeyschool.org; Pike Trails: piketrails.org.

Water conservancy

Guest speaker, Tom Wells, was introduced by Jim Smith. Tom represents the Upper South Platte Water Conservancy District. He discussed the possibility of water contamination from drilling for oil. What is the Upper South Platte Conservancy doing about El Paso? Established 1955 when ranchers were selling off water. They propose to preserve our water for ourselves. There are 17,000 residents in Park County, and 4.5 million in the Denver metro area. Some of our water is being sent to Denver. Their objectives are to retain water rights for our citizens, to try to defend our remaining supplies.

A 3rd organization: Headwaters Authority of South Platte (HASP) has a management program to promote equitable distribution within the district coordinated with Central Colorado Water Conservancy District.

Geri Salsig stated: we are not in the South Platte Basin; we are in the Arkansas Basin.

Tom: On April 12, we close on Twin Lakes Water. We can obtain rights for augmented water. If you don’t have domestic well, you can’t have animals. They will try to make water available for Park County residents.

He is concerned about the El Paso drilling. The budget in Upper South Platte is only \$100,000 per year – not a lot of money. County Land Trust Board approved \$75,000 to be given to CUSP (Coalition for the Upper South Platte) to measure the baseline information, and to monitor drilling and the wells. With our budget, we can't stop oil and gas companies. The baseline project is to test wells and test water quality to see if there is a change after fracking and drilling.

Geri: There was approval for 3 wells. The problem is no one can tell what causes a well to go bad, and no one can prove it. The oil companies do not claim responsibility for the contamination of the water in a well because there is no way to prove that they were responsible. They pour diesel down the hole.

Tom: They have \$75,000 to monitor wells. They will encourage people on CUSP board to pursue it as vigorously as they can. USPW Conservancy cannot spearhead this. CUSP would like to see them go after the downstream users to contribute even 1 nickel – that would give them plenty of money to monitor the water quality.

Geri: handed around an article about Pioneer Natural Resources being fined by Colorado Oil and Gas Conservation Commission (COGCC) because their drilling caused contamination of a water well on a 36 acre plot of land near Trinidad, owned by Gopa Ross. The coalbed methane well was located about 1300 feet from her water well when a drilling accident occurred, contaminating the nearby water system. She had planned to use the land for a teen intervention program, but the land and water supply was ruined, and COGCC took 4 years to issue a reduced fine of \$10,000 to Pioneer.

Geri said they proposed an auction of mineral rights. She spoke with 2 guys to see what they were doing. Two places to be leased touched the Antero reservoir. They withdrew 3 sections of sale.

Harry Alarcon asked what EPA says about this.

Geri said they took clear water out of the proposals, so IPA can't do anything.

Tom said, we are charged with monitoring. A well has been drilled but no fracking has been done yet.

Bill Betz asked where the contaminated water was going?

Tom said the Division of wildlife monitors the water.

Geri: They are purchasing water from Woodland Park. Once they frac, water disperses – what comes out is mud. Pits are designed to hold the mud and it evaporates. They let it dry out and then take it somewhere.

Tom: They will begin activity after May 1.

Geri: They're going to start another well at the wildlife refuge where there is an elk migrating area. They don't own subsurface rights. They cut off the drilling between October and May when the elk migrate. The drilling site is at Elkhorn Road, El Paso County.

Geri: Sean Gallagher is the landman – we could ask him to come talk to us. In Garfield County (Grand Junction), wells are being drilled and people are getting sick and moving out.

Tom: The plan is to drill 300 wells. Park County will get tax money out of this.

Carol: In the Denver News, article about an oil and gas well that contaminated people's water – so much oil in the water you could light a match and it was on fire.

Geri: They won't take responsibility – they say methane is under land at a shallow level of only 12,500 ft where they hit natural gas. Not deep enough.

Tom: To be realistic, our focus is to make sure we get baseline information in place. He is supportive of what CUSP is doing but it is not the right organization to spearhead this stuff.

Joe Rodriguez: Most water wells are less than 500 ft. Need good science to take to legal process.

Tom: Jim knows a good website that is a source for information. The House sponsored a bill in Washington to get exposure to what is in fracking. 32 million gallons of diesel is pumped into the fracking compound. There is a coalition with the Sierra Club – Ramone Castro, Larry and Doris LaDue.

Don: Native of Pennsylvania – coal mines for generations. A gas co. in eastern PA is buying up the old coal mines.

Tom: Radiation all over this area, but there is nothing we can do. BLM owns the mineral rights.

Jim: What is the population impact?

Geri: There is a motel in Fairplay. The company makes a huge deposit for the men who are drilling to stay there – says the men will mess up, and we'll clean up after.

Tom: resale of property may go to 0. What we need to worry about isn't just our water. We can regulate what we can regulate so our water and fisheries can stay clean. (Tom left at 7:15).

Guffey Gorge Report, presented by Ginger Lengacher: Guffey Gorge is BLM property. There was a wild fire there at time of meeting. Complaints: Parking lot often over-filled. Some young girls play chicken and lie in the middle of the road to feel cars coming and get out of way. Meeting attendees had seen them, so they don't always get out of the way in a timely fashion. Diving into the pool is very dangerous and has resulted in some deaths. Emergency medical service called about three times a year for diving injuries. Difficult to get people out – now have a big wheel gurney that they can get people out with minimum discomfort to then air lift out. A lot of alcohol and drugs consumed by under-aged people, resulting in trash, noise, human waste disposal.

Barb Felton: Don Felton has suggested charging a fee to cover cost of latrines – some cost to be able to go back there.

Joe Rodriguez: Make a petition that people can sign, maybe "Friends of the Guffey Gorge" to provide initial funding.

Ginger: 4th generation ranchers, dealing with BLM for 70 years. Guffey Gorge has a special BLM lease, not generic BLM – special code. No fences because of special type of BLM property. She said that the BLM is good to work with. If the Guffey Gorge is closed to Fort Carson (where young people often come from in big parties) it is also closed to us. Water is a fun sport during the summer. Rules include no fires and no overnight camping. Young people with drugs is a big problem there. One park ranger

covers 7000 – 8000 acres. No authority. BLM is organized and operated by Washington DC. We need to educate ourselves. The gorge is only 2 acres, with 300 people per day during the summer. There are 17 calls in Bailey, but one call in Guffey. We're in the country for a reason. Regarding the kids playing chicken, it's a county road, so they can do what they want.

Don: At one time there was a white painted cross walk.

Ginger: BLM is coming to have a meeting with the community April 8 at the fire station. Time to be announced.

Cell Tower:

Mark Iverson discussed the possibility of cell phone towers in Guffey. You need a good line of sight from the cell tower. They are looking for the right mountain – may be on an individual's land. Individual can pay for it or can lease the land to the cell tower, and they lease their facilities to ATT, Verizon, etc. It has to be copper fed; they bring copper from Cripple Creek to provide the signal. It costs \$150,000 to \$250,000. Access has to be open at all times. Aerial feed more reasonable, burial feed more costly. Will help DSL. Qwest has bought Century Tel. Century link is into taking care of rural communities, so they want to get DSL up here, but it is not cost effective. We could do a petition in this area. Planner and engineer know what everyone wants. Someone offered money to help pay for it. It will be from Qwest or South Park Tel. Mark doesn't think it will happen in the next year, but probably will happen in the next 2 Guffey. Whoever does the tower will see if it's feasible

Doc McCabe died recently .

Geri: Look at what's high were towers can be. DSL has to be first. Good land lines have to be in first.

Mark: Petition to provide a cell tower

Geri: Watch movies. Build it and they will come.

Mark: Send email for petition. PUC – complaints; FCC – get it done.

Sam: South Park Tel – very important. We need private land, and will put up radio link to get DSL.

Lights:

Carol Todd: Brought up the problem with light pollution at the last meeting. She went to the county on Jan 31 and lost plea to shield lights; judge ruled against her because there was no Park County light ordinance. She went to 4-mile landowners association. They told her it was a personal problem. In the middle of February, the county commissioners met. No comment until signed. Carol was at the meeting. They passed an ordinance against light and noise pollution. If no one complains, they can do what they want; if someone complains, they need to fill out a form and mail it to Tom Eisman, the board chair of Park County, CUSP. They will determine if it's a violation. IREA will shield light free of charge. If they determine it is a violation, they will give the person a chance to correct it. If he doesn't and they find it to be a problem, he will be fined \$100/day until the problem is corrected.

Karen: Wanted to know if there is offered a domestic violence class, would anyone be interested? It would be a 1 hour class on a week night. She will let us know once it is scheduled.

Harry: Handed out surveys to Guffey neighborhood residents. Said most people want Guffey to stay the way it is.

Geri: In Guffey, one is allowed to live and work at the same place, a mixed use zone. Commercial, residential, light industrial. This is a town, designed for commercial. The Guffey Community Association is for the Guffey area. The town proper is unincorporated, so is governed by Park County. Business-wise, no one wants to buy in Guffey. We can never make everybody happy. We have to have some development in Guffey, to attract people to come here.

Marcia Weston: Angry about supposed plans about commercializing Guffey.

Geri: Guffey was formed to be commercial. Now mixed use.

Mark: We need to have something that attracts people in order to lower our taxes.

Carol: We should work together.

Geri: Land use regulations are being rewritten. Mixed use zoning is being expanded.

Anita: Feels like since she lives 6 miles away, when she comes to Guffey, she's not welcome. That is the tone of the meeting. People need to take responsibility in the planning, and then can have a say.

Mark: Discussing the problem of parking for big events like the Chicken Fly. Proposed having a wagon to carry people from Hwy 9 into Guffey. People can rope off area in front of their house if they don't want cars parked there.

Jo: This building was designed to provide service and education. It's been here for 25 years to have business. As a town resident, what is the concern over a one day event, the Chicken Fly? This is the first time she has heard about a neighborhood association.

Marcia: The issue is more than once a year. Now they are talking about many events – 1/month or 1/week.

Flip: There used to be Historic Days – gold panning, etc. – events for a day. Also used to have melodrama, big fiddle contest

Karen: In Colorado Springs, they have Territory Days. There are buses dropping off people every 30 minutes. For the Health Fair, people parked one place and were driven down to the health fair.

Jim: Made a motion that Guffey Community Association form a planning committee to put together a plan for summer events. Bill seconded the motion.

Harry: volunteers to chair the committee.

Mark will volunteer to help find a solution.

Event planning committee: Chairman, Harry Alarcon. Will address proper communication.

Any outdoor event of 75 or more people requires a permit, which costs \$105. Need to address parking and sanitation.

Sam: Asked Geri about the zoning proposal.

Geri: it's not going to stay the way it is. Guffey needs vitality, business that operate. The second Tuesday of the month, there is a meeting of the planning commission addressing the mixed use zone; offering Guffey, if you don't like it, make your own.

Karyn: wants to open a business of a beauty salon and health clinic, personal care providers, home community based services (HCBS), in Guffey.

Jon: Webmaster of Guffeynews.com – Guffey website established long ago but reformatted by Jon. It isn't getting very much traffic. There are 9-10 menu items on the home page: Announcement section, Events section, Historical Guffey (2 stories), and 13 categories of pictures from the Guffey area, including fall colors, wild flowers, wildlife, fishing, and others. If you have good photos, submit them to jon.klima@gmail.com. There are local links – organizations of interest, archive stories, ads page: commercial (\$15 for 6 months, or \$20 with link to a full page ad; \$25 for 1 year); classified ads – 2-3 lines to sell something for \$2; and community service – like lost dog – free. Send check to Guffey Community Association, P.O. Box 111.

On line classes are available from the library for free.

The meeting was adjourned at 9:35PM.