Woodside Park Homeowners Association - Units 5 & 6
A non-profit Colorado Corporation

Special Board of Directors Meeting

Meeting Minutes

A Special Meeting of the Board of Directors of Woodside Park Homeowners Association - Units 5 & 6 was held at 9:30 AM on Saturday, January 13, 2024 at the home of HOA Board President, Steve Flynn, 74 Vista Lane, Pine, CO 80470.

Agenda:

1. The meeting was called to order at 9:35 AM. In attendance: Board Members Flynn, Livingston, Windemuller, Beckhorn and Morahan. Dick Hodges attended via telephone. Guest homeowners included Bev Livingston, Julie Doyle, Jim Yarnold, Nancy Flynn, and Dan Morahan.

2. Discussion: Plan for annual meeting including:
    a. Annual Meeting *required agenda*:
        (a) *Roll call of Members present*
        (b) *Inspection and verification of proxies*
        (c) *Report of Officers*
        (d) *Committee Reports*
        (e) Call for Nominations to the Board of Directors. Each Nominee should be prepared to present a 1-3 minute informal talk regarding their stance/support for the HOA (and its governing documents) and the role of members of the Board of Directors.

            2024 open seats on the Board of Directors:
                i Beckhorn
                ii Hodges
                iii Morahan
                iv Sapp

        (f) *Appointment of inspectors for canvass of ballots to be cast*
        (g) *Election of Members to the Board of Directors*
        (h) *Unfinished business*
        (i) *New business*
        (j) *Adjournment*
    b. Date: Steve Flynn to send potential dates to Board Members

    c. Invitation to annual meeting will include call for both Board of Directors and ACC members.

d. Recommended changes to CCRs will also be included. Recommended changes are noted here in red font:

CHANGES TO CCRS:

Article II. Section 3. Building Location:
All residential structures shall be built only within the building envelopes or setback areas shown on the recorded plat of the Properties or as defined by the Park County Land Use Regulations, whichever is greater.

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All residential structures shall be built only within the building envelopes **and outside the** setback areas shown on the recorded plat of the Properties or as defined by the Park County Land Use Regulations, whichever is greater.

Article II. Section 13. Variances:
The Committee may authorize variances from compliance with any of the foregoing restrictions, conditions, and covenants contained in this Declaration, with the exception of the restrictions on wells, water use, and sewage systems. The grant of a variance from any particular condition, restriction or covenant shall not be a waiver of compliance with any other condition, restriction or covenant contained herein, by the Owner or by any subsequent owner. Nor shall any variance be construed to release any subsequent owner from compliance with the condition. Subsequent owners may rely on and shall be bound by any restrictions, covenants, or conditions contained herein unless released in writing from compliance by the Committee. Decisions of the ACC may be appealed to the Board of Directors.

Article VI. Section 1. Pre-Design Conference:
The Committee shall require, prior to submission of building plans, a pre-design conference between a member of the Committee, and the Owner and the Owner's architect. The purpose of this conference is to establish, in the initial stages of design, an understanding of the architectural requirements and restrictions to avoid unnecessary and costly changes in preliminary and working drawings. Architectural Standards and Construction Regulations (Residential) are defined in the same named document, recorded with the Clerk and Recorder for the County of Park, State of Colorado on TBD (Date) and location (TBD). The conference may be arranged at a time mutually convenient to the Committee member, the Owner and the architect. The Owner may bring to this meeting any sketches, drawings, photographs or any other materials to help illustrate proposed ideas. Preliminary drawings, professionally prepared, may be submitted at this time. Architectural Standards and Construction Regulations apply to all exterior changes, alterations, or additions to a Lot from its condition at the time of purchase.

3. Jim Sapp donation/recognition
   The Board approved making a donation to a permanent Jim Sapp Memorial (perhaps a stone bench) in conjunction with either the Park County Historical Society or South Park City. In the past, the Board has donated $100 to charitable organizations supported by a deceased community member.

   As a follow-up to the Special Meeting, Jim Livingston recommended a sign be posted near the intersection of Mt. Evans Blvd and Meadow Drive. Several Board members indicated that they would like to make a personal financial contribution to that effort. Jim Livingston to follow up.

4. Management of website and newsletters

   Jim Yarnold agreed to assume management (at least temporarily) of the HOA's website (mywoodside.com) and newsletters. Julie Doyle volunteered to assist Jim as needed. Morahan will send appropriate notice to Patsy Sapp's family to "introduce" Jim. Jim will also review and make recommendations for the website platform (based on cost).

   Flynn recommended that another community member "apprentice" with Yarnold after the website/newsletters have been successfully transferred, to ensure that future changes in communication management be seamless.

   Community members may write/submit stories for either communication. There is no pre-determined frequency for update to the website or publication of newsletters.

   The Board sends thanks and sympathy to Patsy for the enormous amount of work done by Jim.

5. Other Business

   a. Issues in Woodside Units 1-4: (Dumpsters located too near Mt. Evans Right-of-Way; Illegal access to county roads, such as Mt. Evans Blvd, by lot owners; unsightly waste on lots; potential fire hazards; and operating a business on personal property).

      Morahan will research Park County LURs and report back to Board.

   b. WPHOA Units 5 & 6 bank balance: approximately $11,000. The Association paid $264 on July 2, 2023 to the website server.

   c. Chip seal destruction on Meadow Drive and Vista Lane. A road grader from Park County Roads and Bridges Department (as well as some routine

plowing activities) are damaging the chip seal. Beverly and Jim Livingston have called Park County R&B and requested that the grader not be used on Meadow Drive/Vista Lane. The Board recommends that other homeowners make the same call.

d. Pine Beetle Infestation concerns. Steve Flynn is in touch with a representative from the Forest Service. Flynn will seek a special HOA meeting for community members presented by the Forest Service . Specifically, HOA members wish to know how to identify, treat and dispose of beetle-infested trees.

e. Shirley Septic plans for effluent disposal and a waste transfer station on Wandcrest Drive near the eastern border of Park County is cause for concern for all Park County residents. Jefferson County has previously denied Shirley Septic's request for appropriate zoning. Flynn will follow up with appropriate parties to further identify issues. (POST Special Board Meeting, Flynn hosted a meeting of interested parties at his home on January 15, 2024 at 6:30 PM).

   Related Notes: Neighbors of the proposed disposal/transfer station have hired an attorney to represent their interests in the issue; Denver's Channel 7 will present an expose on potential Park County Commissioner error on Wednesday, January 16 at 10:00 PM; the EPA may/should be involved in any decision making; several interested parties have voiced concerns at PC Commissioner Meetings, only to be ignored or their contributions deemed "inadmissible"

6. The meeting was adjourned at 11:10 AM.

Addendum to Meeting Minutes:

The following letter to Park County Commissioners was provided by Beverly Livingston on Tuesday, January 16, 2024. Park County residents are also invited to attend a PC Commissioners meeting on this topic at 9AM on Wednesday, January 17, 2024.

Park County Commissioners:

I am a professional in the wastewater industry. I build wastewater treatment plants as a general contractor; in fact, my company is the largest wastewater treatment plant builder in the United States. I am writing this letter to inform you of some specific items related to the ASKAG, LLC activity and design intent for 23PUD-04.

First, I would like to define some industry terms that seem to be misused or misrepresented from the application and the hearings. This is to clarify for you, as the commissioners, as to what you are reading in the information given to you.

“Sludge/Solids/Wastewater/Sewage”: I have heard several different terms used for the material that is pumped out of a septic tank. No matter the nomenclature, the simple fact is that it is human waste. The textbook definition follows as such:

Solids/Sludge-

It is classified as hazardous material and needs to be marked as such. It absolutely cannot be washed off on to the side of the road as was previously suggested in an earlier meeting. There is a specific mitigation process mandated by the EPA and CDPHE following a wastewater spill on any surface. For a spill on permeable earthen material (the ground), all affected material must be dug up in its entirety and removed to a landfill.

“Dewatering”: This is a highly technical, and time-consuming process that is subject to the sensitive nature of microorganisms and their metabolisms which, if done properly, will digest human waste and create a microbial sludge that is able to be dewatered. The textbook definition and challenges of dewatering is below:

Dewatering- from sludge as water vapor.

Challenges faced during dewatering include:

1. Fostering an environment favorable to specific species of bacteria
2. Location where the water discharges
3. Selection of proper pump for the application
4. Controlling and managing job site water with limited space
5. Ensuring compliance of relevant regulations including the ones that are set by the Environmental Protection Agency (EPA)
6. Clogging of dewatering equipment due to the continuous effect of sand or debris on dewatering equipment, which can reduce its effectiveness

Sludge is a semi-solid slurry that can be produced from a range of industrial processes,

from water treatment, wastewater treatment or on-site sanitation systems. For example, it can be produced as

> a settled suspension obtained from conventional drinking water treatment, as sewage sludge from wastewater treatment processes or as fecal sludge from pit latrines and septic tanks. The term is also sometimes used as a generic term for solids separated from suspension in a liquid.

Sludge dewatering is the practice of removing liquid from sludge to produce drier, more solid sludge cake. It is typically focused on reducing the weight and volume of the sludge for easier, safer, and more cost-effective disposal.

Sludge dewatering is necessary before sludge waste can be treated or disposed of in the most economical manner. Sludge drying is a related process where moisture is removed

7. Inadequate dewatering if the dewatering system is not properly designed or installed
8. Creating a sludge that is settleable.
9. Environmental concerns such as groundwater depletion or contamination, instability of the ground and soil, sinkholes, and other problems

10. Potential for groundwater contamination if the water removed is not properly treated

"Biosolids": Biosolids are the concentrated material product "cake" produced by dewatering. Only Class A biosolids can be spread on farmlands and cattle grounds. It is a requirement of biosolids that there be TWO levels of separation between the biosolids and human consumption. Meaning I cannot grow food that comes into contact with biosolids or raise cows on land with biosolids. Class B biosolids are everything else that does not meet the classification criteria for Class A. Class B material must either be taken to another facility for further treatment or disposed of in a landfill.

Dewatering requires water. This sounds counterintuitive but water is the carrier for chemicals used in the dewatering process such as polymer. Polymers are charged particles that can combine or clump particles of sludge into larger particles, thus making them easier to dewater. Ingestion of these types of chemicals is dangerous and must be taken seriously. The manufacturer's polymer recommendation for the dewatering drum that ASKag wants to use is a Cationic Polyacrylamide Flocculant. Furthermore, the water that is produced at the end of the dewatering process is non-potable and can make you sick if ingested. Also, this project shows that no potable water is necessary for this application, which is false since it is required to carry the chemicals, rinse the drum, wash the work area, and to meet various safety requirements such as eye-wash and shower stations.

Textbook definition for dewatering polymers is:

> Polymer-Applying polymer prior to a thickening or dewatering process, or "conditioning", is often a requirement for the thickening or dewatering equipment to successfully operate [1]. Polymers are used as flocculants for solids separation processes. The aggregation of particles into larger and more removable forms by applying coagulants or flocculants is necessary for efficient separation by clarification, decanting, sedimentation, filtration, thickening, and dewatering processes.

If ASKag intends to dewater the material and/or is utilizing polymers, this proposed facility now classifies as a treatment facility. There are requirements listed by the EPA that 23PUD-04 would fall under as a facility that is going to dewater or land apply the non-potable water or sludge/biosolids. A dewatering operation also requires an A-licensed operator for the process, which ASKag has not produced any such A-licensed operator or certifications. The A-license is the highest-level license and at least one is required for any treatment facility.

503.7 Requirements for a person who prepares sewage sludge,

503.8 requires sampling and analysis of any land applied sludge as well as specifically calls sewage sludge "WASTEWATER SLUDGES".

One of the more terrifying aspects of this application is the Hydrogen Sulfide (H2S) gas which is produced by wastewater. When you "smell" wastewater, the smell you are really smelling is the H2S gas. The longer you are around this gas, the more "nose blind" you become to its smell. The danger is that once you can no longer smell it your potential to be overcome by it increases dramatically. I require all my craft personnel in the field to carry an air monitor if they are going into an area where there is a potential for H2S to be present. This air monitor alarms at and H2S concentration of 10 parts per million or more. At this level it is no longer safe for my field personnel to be in that area and they are removed. This gas can kill you in under a minute if levels are outside safe ranges. H2S is produced by ALL wastewater. Below is a chart from the OSHA website of the exposure thresholds and what happens at each threshold. ASKag is on top of a hill and this gas WILL settle in the low-

lying areas creating the exposure potential to the surrounding neighborhoods such as Will-o-Wisp and Wandcrest. H2S is also highly flammable and with and electrical switchyard going in next door, a mechanic shop and propane company across the street the potential for sparks and explosion danger has now increased tenfold. Would you be willing to live near this kind of health hazard?

Another issue is the asphalt ASKag has in place for this facility. Asphalt cannot withstand heavy equipment such as loaders and backhoes. As a general contractor, I always have to repair asphalt at the end of a project due to heavy equipment traffic. This is only after a year or two of use on a Monday through Friday schedule such as what ASKag is suggesting his working hours are.

In addition to heavy equipment traffic, ASKag intends to store wastewater holding tanks on this asphalt. Wastewater weighs 8.34 pounds per gallon. A full 25,000-gallon tank, like the one ASKag is proposing, will weigh greater than 200,000 pounds (100 tons). Due to the weight, and nature of wastewater, the typical standard I have seen is 12" slab of 5000 psi non-water penetrating concrete (achieved with concrete additives) with a bulb type water-stop between the walls and the slab. This type of concrete structure also includes reinforcing rebar, typically two #8 (1" in diameter), 12" on center, rebar grids (or each face, each way). EPA and CDPHE also require that structure must also serve as secondary containment for the 25,000-gallon tank in case the tank develops a leak.

ASKag proposed asphalt slab with a membrane which is not sufficient to contain wastewater. As with the nature of asphalt, it settles and cracks over time, examples of these cracks can be seen in driveways/parking lots/roadways. Water will find a weak point in the asphalt such as this crack, enter and travel along the waterproofing membrane until it finds its way out of the slab and to the ground. As a General contractor, I am required to show proof that the wastewater holding structure, like the one I described above, is unable to leak. If ANY type of seepage is noted the structure immediately fails and must be repaired with waterproofing grout.

Living less than 600yds away, I have received no correspondence of any kind from ASKAG regarding the proposed facility that was mentioned to be given to surrounding residents. Living this close to the proposed site raises great concerns for me due to the fact I have my elderly grandmother and a child that needs special attention due to a birth trauma earlier this year. Not only do I already have to worry about their health concerns as it is, but now if Park County allows this proposed plan to continue, I now must be concerned about what kind of bacteria or air quality my child and grandmother are receiving. I implore Park County officials to do further research and DENY this application. Your voters should not have to live in fear of the potential health and safety hazards that are being presented by this application.

As this application for 23PUD-04 also causes risks to Jefferson County residents regarding water/air quality, and fire risks, a copy of this letter will also be sent to Jefferson County officials as well.

Concentration (ppm)	Symptoms/Effects
0.00011-0.00033	Typical background concentrations
0.01-1.5	Odor threshold (when rotten egg smell is first noticeable to some). Odor becomes more offensive at 3-5 ppm. Above 30 ppm, odor described as sweet or sickeningly sweet.
2-5	Prolonged exposure may cause nausea, tearing of the eyes, headaches or loss of sleep. Airway problems (bronchial constriction) in some asthma patients.
20	Possible fatigue, loss of appetite, headache, irritability, poor memory, dizziness.
50-100	Slight conjunctivitis ("gas eye") and respiratory tract irritation after 1 hour. May cause digestive upset and loss of appetite.
100	Coughing, eye irritation, loss of smell after 2-15 minutes (olfactory fatigue). Altered breathing, drowsiness after 15-30 minutes. Throat irritation after 1 hour. Gradual increase in severity of symptoms over several hours. Death may occur after 48 hours.
100-150	Loss of smell (olfactory fatigue or paralysis).
200-300	Marked conjunctivitis and respiratory tract irritation after 1 hour. Pulmonary edema may occur from prolonged exposure.
500-700	Staggering, collapse in 5 minutes. Serious damage to the eyes in 30 minutes. Death after 30-60 minutes.
700-1000	Rapid unconsciousness, "knockdown" or immediate collapse within 1 to 2 breaths, breathing stops, death within minutes.
1000-2000	Nearly instant death