

July 19 2025 2-4pm – Annual Membership Meeting Fairplay Recreation Center and via Zoom (a recording of the entire meeting is available in the shared drive with these minutes)

Meeting called to order at 2:10 pm.

A quorum was established. All board members were present with the exception of Brandi.

Keven Spencer discussed the purpose of the Association to maintain the roads and safety of the roads. New signs were purchased and installed on many, but not on all (yet) roads within TPRA.

Budget- the association is now managing the budget tightly and allocating the funds, so the association is not paying as much taxes as it had been in previous years. Current outstanding dues are about \$4,000 in delinquent dues. The collections and lien process has been aggressive to combat the large outstanding dues from previous years.

Dues were increased in 2023 to \$250 / year

Roads – The association is continuing to invest in good summer maintenance and crowning and properly ditching the roads, so the rain and moisture run off to make better driving conditions in the winter. Drifts in the roads are also minimized by this process as well. The 5-year plan is well underway. The association buys good gravel for the roads.

A cattle guard was replaced off of hwy 9 was completed as discussed at previous annual meeting.

12 intersection signs were replaced more will come.

Culverts, please get a culvert when you are getting your permit for the driveway. If you have a driveway, but no culvert, contact Maveric excavation to get a DEAL (about \$1000) on having one installed. If your driveway is not marked well with markers, please mark it. This will ensure Scott with Maverick will do well to miss it when grading and maintaining the ditches.

In the Future, planning on ordering 3 signs to post that this area is association and private property, No trespassing, No camping, and Park county regulations for permitting.

Working with lot owner near South Augustine drive removing the fence that was ran across the road so we can continue building the roads as planned.

Transmission lines were placed on a plotted road “back in the day” and the association needs to rectify that situation – its on the boards list.

Cattle lease was renegotiated to \$16,500. This helps with the lot owners AG status property tax assessment. If your lot is not fenced out – you can participate in the lease and submit

the paperwork to the county. You receive the document from the association when your dues are in good standing then you sign it and send it to Wendy at the assessor's office. You can send it to her by email as well (you can get the email address on the park county assessors web page).

The association owns a lot that has rock/gravel that is used as needed to elevate and build up the roads to conserve costs.

Concerns of the association – Keep your livestock fenced in, keep your lot tidy, get a septic system – get a permit, and respect and maintain the association roads keeping speeds down.

BESS – Battery Storage Facility. Lot 26, near Hwy 9. The membership voted against having the facility. Lot 23 owner gave permission to the facility to build an access road to the lot. Keven talked to the lot owners surrounding the proposed facility and gathered their concerns. The outcome of that information gathering as well as the concerns from the membership and the board was to fold. First to minimize legal risk and maximize the benefit of having the facility on the proposed site. RWE (a Texas company) is the company named on the conditional use permit. Pesto will be the owner of the facility and will directly benefit Park County (a big need) and the county approved the conditional use permit and the process is moving forward. The concern is if we flat out reject the proposal, the association would potentially lose negotiating power and possibly be in a legal battle and the board was not willing to use the membership dues, intended for the roads, to be used for a potentially long legal battle. The board's intention is to negotiate for the best benefit of the members and association. The negotiation, the bottom line, after notifying Park County that the association would not allow access to the facility using the association roads due to the additional traffic, potential hazards, risk and wear and tear. RWE called Kevin and negotiated a special assessment for that lot of \$100k a year for 20 years. There are items that the association will have to do regarding the funds and the contract is still under negotiation and consideration at this time. At the time of the meeting the property has not been purchased yet and is pending as well as further permitting and planning. Hartsel fire protection has been involved of course, and it will ensure the fire protection facility can handle any potential emergencies associated with the risk that battery facility may bring to the area. Lot 26 is a 36-acer lot, and the proposed footprint of the facility is 6-8 acers which includes the substation attached to the battery area. The conditional use permit has 10 conditions that the association lawyers reviewed at the expense of RWE. Those conditions in summary are. 1. Emergency response plan, 2. Drainage erosion, sediment control plan, 3 & 4. Noise and lighting analysis and compliance, 5. Vegetation plan, native and drought resistant. 6. Fencing is to be neutral, 7. Decommissioning agreement. 8. Bond associated

with the decommissioning and land returned to original state or better. 9. Cannot be expanded outside of initial agreement of the battery storage and transformer in the lot nor purchase other lots for expansion. 10. Expiration clause.

There is a possibility that they can institute early termination.

On the lot, there will be a 30k gallon water tank buried on the lot (fire hydrant type tank) that Hartsel fire will have access to it when they need it. This will benefit the members in the area and potentially reduce property insurance.

Question. Does the increase of 100K revenue per year allow for a decrease of annual dues. Answer. no, a decrease in dues is not being considered, but an increase would not be in the near future. The concern is when the 20 years comes up, the association will still have roads to maintain and the loss of 100k in an annual budget in 20 years can be detrimental and hit the association membership with a large special assessment after 20 years due to the loss of the \$100k special assessment from lot 26. Careful planning and budgeting will have to be considered as time moves forward.

Suggestions / comments from the membership in regards to additional spending of funds.

- possibly use association money to purchase the culverts needed from the roads to the driveways.
- create an endowment fund
- create a comfort station, fresh drinking water locally.

Board re-election. The current board agreed to continue volunteering and there were no other individuals interested in being on the board. A vote was put to the membership to keep the following individuals on the board.

President – Kevin Spencer; Vice President – Julian Christian; Secretary – Connie Nicoletti; Treasurer – Barbara Spencer; Board Members – Judd Christian, Ron Hawkins, Brandi Licious. Motion passes, 2nd, and passed. With no opposition.

Meeting Adjourned at 3:56pm