

Deer Mountain Community Organization
Minutes
Saturday, March 16, 2013

We met for the first time at our new home (2995 CR27A)! Before the meeting began, everyone enjoyed a delicious fundraising brunch organized by Becky Girdler.

Rob Adams called the meeting to order at 10:30 a.m. and determined a quorum.

Membership Renewals: Judy Gray handed out new membership cards and read the names of those who need to renew their memberships.

Treasurer's Report: Gwen Hoffnagle handed out a balance sheet as of February 28, 2013, as well as a profit & loss report and a fund statement. Sandi Specht (who was absent) will give the official treasurer's report at the April meeting.

Minutes of Prior Meetings: Patty Funk made a motion to approve the November 17, 2012 minutes as posted. Bill Baker seconded the motion and it was passed by a vote of 27-0. Patty Funk made a motion to approve the January 19, 2013 minutes as posted. LeeAnn Adams seconded the motion and it was passed by a vote of 27-0. Patty Funk made a motion to approve the February 16, 2013 minutes as posted. Cheryl Murten seconded the motion and it passed by a vote of 26-0.

By Laws Revision Committee: This was tabled because of Barbara Sarkis's absence.

Syrup (the Special Review Use Permit Committee) Findings: Gwen Hoffnagle presented the Syrup Committee Report and its proposal that we not apply for a Special Review Use Permit at this time, but take smaller steps toward our goals including applying for a Temporary Use Permit to hold our community markets this year and a Non-Conforming Use Status to use the home at our property as a rental home. Elaine Foster made a motion to accept the Syrup Committee Proposal. LeeAnn Adams seconded the motion and it passed by a vote of 26-1. The Proposal appears at the end of these minutes as an attachment.

Health Food Project Sunflower Co-op Members Renewal: Gwen Hoffnagle reported that there was not a lot of interest in this project last year. She made a motion not to renew this project. Bill Baker seconded the motion and it was passed by a vote of 23-1. Gwen said she was submitting the final order on Monday, March 18th for anyone interested in placing an order.

Liability Insurance Covering Officers: Gwen Hoffnagle is still looking into this. She asked if there was anyone with knowledge of insurance that would like to work on this with her. Nobody volunteered, however, Bill Baker said he knew a member that was not present, who would be qualified to help her. She will have more to report at the next meeting.

TUP (Temporary Use Permit) Committee Findings: Gwen Hoffnagle passed out a list of proposed dates for this summer's Community Market. She said a Temporary Use Permit would cover all of these events. Becky Girdler made a motion to apply for a Temporary Use Permit. LeeAnn Adam seconded the motion and it was carried by a vote of 23-0.

Payment Motions: Gwen Hoffnagle made a motion to pay the Lessor's Insurance quarterly. Elaine seconded the motion and it was passed by a vote of 24-1. Elaine Foster made a motion to reimburse Gwen Hoffnagle for the \$20.00 she paid to get a Canon City sales tax license that we needed for the Chili's Breakfast. LeeAnn Adams seconded the motion and it was passed by a vote of 24-1. LeeAnn Adams made a motion to authorize the Treasurer to pay the following bills without further votes: High Country Bank – mortgage
Sangre De Cristo – electricity

Canon City – sales tax
Colorado Department of Revenue – quarterly
DMCO membership loans – quarterly
Linda Schuff seconded the motion and it was passed by a vote of 26-0.

Rental Update: Rob Adams suggested we set up a “Maintenance Fund” for the property to take care of “unplanned expenditures” for repairs. Elaine Foster made a motion to set up a Maintenance Fund of \$1,500.00 (from the land and building fund) to ease accounting. Cheryl Murten seconded the motion and it passed by a vote of 23-1. Dan Warner reported that the rental house had not been rented out yet. He thinks the lease agreement is too long and should be revised. Darlene Mills has had a lot of experience with rental property. She volunteered to work on the rental committee. Dan, Darlene and Gwen will meet to discuss the lease agreement.

Coupon Books: Elaine Foster informed us that the forms for the coupon books are on our website. Members can download them and hand them out to merchants.

Report on Chili’s Breakfast: Becky Girdler reported that the Chili’s Breakfast was a huge success. We cleared \$1,411.00. Thanks to all who participated in this project.

New Business: Rob Adams reported that we have been approached to handle the concessions at this year’s Blossom Festival Rodeo. This is a great opportunity for fundraising. Bill Baker made a motion to accept the concessions contract. Cheryl Murten seconded the motion and it passed by a vote of 24-0. Patty Funk made a motion to form a “Concessions Committee”. Linda Schuff seconded the motion and it carried by a vote of 25-0. The following people volunteered to help: Ken and Linda Schuff, Wes and Becky Girdler, Dan Warner, Cheryl Murten, Patty Funk, Judy Gray, Bill Baker, Elaine Foster and Rob and LeeAnn Adams. We will need money to purchase the food and supplies before the event. A member has offered to loan the organization the money. Tammy Oquist made a motion to accept the loan and repay it after the rodeo. LeeAnn Adams seconded the motion and it was passed by a vote of 24-0. Rob Adams made a motion to purchase supplies at Sam’s Club. Bill Baker seconded the motion. It was passed by a vote of 22-0.

Honey Do Auction: Linda Schuff proved to be an excellent auctioneer. There were several items on the auction block and all of them were purchased after some heavy bidding. Thanks to all who donated to the auction, as well as to everyone that purchased items.

Additional New Business: Gwen Hoffnagle made a motion to reimburse Truman Weaver \$19.66 for paint for signs. Linda Schuff seconded the motion and it passed by a vote of 19-0.

Bill Baker had 3 turquoise bracelets. He wanted to donate one of them for a fund raising project. The membership selected their favorite. There was discussion about the best way to offer this item. It will be discussed further at the next meeting.

Elaine Foster made a motion to have Pastor Dave from the Cody Park Church bless our new home. LeeAnn Adams seconded the motion and it carried by a vote of 15-2.

Rena Allsmas won the door prize.

Rob Adams adjourned the meeting at 12:30 p.m.

Respectfully submitted by: _____
Patty Funk – Secretary

Attachment - Syrup Committee Proposal

- Postpone applying for an SRUP, reevaluate the need for an SRUP in the fall, and take smaller steps toward our goal:
 - Obtain 501(c)(3) status
 - improve our chances of passing SRUP application process
(could reduce costs associated with the application process)
 - improve fundraising opportunities because donations are tax deductible
 - focus on fundraisers for the community building and preparing for the building permit
 - Upgrade the property in small steps
 - upgrade garage
 - meet Environmental Health Dept. regulations for well and septic and/or cistern
 - build restrooms
 - replat the two existing 2.5 acre parcels into one 1.25 acre parcel for the rental home and one 3.75 acre parcel for DMCO, so DMCO won't have to build its facilities across the parcel boundary, thus preserving one parcel for each use and salability for the future.
 - Work on approval of the ambulance project as simply parking a vehicle as opposed to being a "fire and/or police station."
- Apply for a Temporary Use Permit (TUP) for our community markets for this year. (\$250 – probably refundable)
- Limit other activities to outdoor activities allowed in the "Business" zone (meetings, parties, games).
- Submit a "Non-Conforming Use Status (NCUS) application to establish the rental home use (\$350). ("Business" allows only a "watchman's quarters." Because the home has been used as a rental home since 2009 and we can prove that, this application should go smoothly.)
- The Syrup Committee will become the Tupperware Committee and begin work on the TUP, NCUS, replat, and ambulance parking.

Proposal submitted by: Rob Adams, Gwen Hoffnagle, LeeAnn Adams, Walter Sarkis, Dan Warner, Bill Baker, Betty Warner