

Guffey Community Association Meeting
January 15, 2013

The meeting was called to order at 6:07 PM by Flip Boettcher.

In attendance were Flip Boettcher, Jo Beckwith, Lani Gossett, Fergie Ferguson, Louise Peterson, Pascha McKeough, Pam Moore, Ric Turley, Betty Royce, Mary Curtis, Rita Mick, Karen Frerichs, Suzanne Roth, Sam Calanni, Geri Salsig and Emma Hutchens.

This meeting is about changing the lock to the community center to a key pad. Geri Salsig got involved because she sold new houses to people who wanted to use the community building, but there were no more keys to be issued, so they decided to use a key pad. Maybe there will be security cameras to see who is here and who is vandalizing. During the last year, there were holes in the ceiling above the pool table. Also the heat had been turned high and the windows left open, costing a lot of money. Using a key pad, we can know who is using the building and when.

The question was asked how we will deal with the change. How will we notify people? We need a committee to discuss what the best way to proceed is. The keypad is a county expense. If the vandalism continues we will have to figure out consequences and how to find out who is doing it. It was suggested we might put a lock on the thermostat. If each person has an individual combination, we can tell who goes in and out. It requires intent. We need to know who the people who use the building are. There may be a charge of \$10 to \$20 which will provide money to provide maintenance. We can't anticipate unintended consequences. It will cost \$1500 for the lock set.

Should there be more than one combination? Should each subdivision have a combination? Maybe the school will have its own combination. Keypads could be tricky – they may not work. How easy it is to vandalize? It will only be on the inside door, with the outside door always unlocked. The weight room is a liability for children under 18. Since there will no longer be keys to get in, people will enter at their own risk and responsibility.

We need a new webmaster to take care of the website. Ric Turley volunteered to take over the website and would take care of the email list.

Pascha suggested the fee for the keypad combination might be a lifetime charge since the key was for lifetime or until the locks were changed. But that was rejected, and the key was not really for life but only as long as the lock stayed the same. An annual fee might be used to weed out people who don't use the building. People who care would pay. It was suggested that the first year fee could be waived in exchange for turning in the key.

Treasurer's report for 6 months:

Checking account: \$1700

Savings account: \$1063

Book sales: \$180

Keys: \$60

The bylaws have not been changed since 1989. We really do need to study them and make necessary changes. Who is really a member of the Guffey Community Association? How do we define who should vote? - Those who come to the meeting? Need to address these issues by refining the bylaws. We can't do it by the zip code because some who live up 59 have Florissant or Lake George zip codes.

There is a list of key holders – they go up to number 184, but many have left Guffey or don't use the building or have died. We used to have a sign-in when the building is used. How to

decide who can use the building is the question. Maybe all those who own property at a certain mile radius.

Pam suggested we could decide with the people here. Ric came up with point of contact. Pascha prefers a \$10 fee since the association doesn't really need much more money. If there are any problems, we will change the code. Betty thought that if we set the fee high enough, people would be more protective. Betty moved that we split the difference and charge \$15.00. That money should be used to replace aging equipment. The weight machine needs new upholstery. Betty moved and Mary seconded that the fee should be set at \$15/year.

Geri says rules need to be clearly posted and must be followed. No one under 18 can use the building without parental supervision.

Pam said the kids at the school will make a poster. A sign will be put on the door to let people know about how to get access to the keypad combination.

We should encourage the county to put in a camera. The fire station has a camera that only cost \$300.

It was voted to have the fee set at \$15.00/year for a keypad combination for each address.

Ric suggested an amendment to start the fee after one year if you turn in your key, and everyone without a key will pay this year. The amendment was NOT passed. The combination fee is a facility use fee. Several people spontaneously put in their \$15.

A committee to take care of the details of this change was formed. Included are Louise, Ric, Pam, and Geri, with Rita on standby to help if needed, and Karen will help when she can. The meeting was adjourned at 7:10 PM.

Louise sent emails to everyone she had on her list with an agreement to sign to get combinations. All who signed the agreement and sent in their money have received their personal combination – one per address.

Respectfully submitted, Lani Gossett, Secretary