

Black Forest Trails Association – Board of Directors Meeting

13 November 2019

Board Members Attending

Cheryl Pixley
Nancy Reinhardt
Rich Mock

Barb Remy
Diane Hoover
Jerry Herring

Andy Meng
Gordon Limb
Steve Eckmann

Board Members Unable to Attend

Larry Fariss

Others Attending

Mark Newby, Great Outdoors Consultants – Mark explained that he attended an event with family in the BF Reserve community, where he learned that some people there would like to develop a real trail network, connected outside the community. From there, he found the BFTA and decided to come to our meeting to share his trail planning, coordination, and mapping expertise.

The meeting was held at the Black Forest Community Center (BFCC), and commenced at 6:37 PM.

Meeting Minutes

- Steve presented minutes from the September 17, 2019 meeting. Motion by Andy to accept. Seconded by Barb and approved by unanimous voice vote.

Treasurer's Report

- 68 annual members, 24 lifetime members.
- The BF Brewing Company bill from the Annual Meeting was paid.

Old Business

- Red Tail Ranch
 - Per Gene Kelly, the developer is ready to sell lots; 4 of 12 lots have been reserved.
 - BFTA should revisit in the Spring, to coordinate trail planning adjacent to roads inside the subdivision.
- Pineries Open Space
 - North loop trail – 8-9 miles – is nearly complete; expected to open in early December. Nobody knows for sure if the NE corner is finished. Soft opening in December, Grand Opening anticipated in February.
 - Connector trail that splits the San Miguel Valley Corporation property is being fenced on both sides to keep trail users out of the private property.
 - Reference map: see page 29 of the plan available from the [BFTA website](#) or from the [EPC website](#).
- Retreat at TimberRidge
 - 4 acres for trail & open space have been transferred to FOBFP. Refer to the attached QuitClaim Deed.
 - There is a gap north of the deeded 4-acres, south of Forest Gate, where a trail would need to cross two properties whose owners do not want a trail.
 - A goal is to transfer the 4-acre property to El Paso County.
 - We have \$10,000 to use for this trail.

New Business

- Blocked trails
 - Topic for future meetings; we expected a guest who was interested in this topic, but she could not attend.
- Electric Bicycles
 - A member asked whether e-bikes are legal on non-motorized El Paso County trails. Andy investigated and found that:
 - Class 1 – pedal assist up to 20mph, legal in parks.
 - Class 2 – has throttle up to 20 mph; also legal in parks.
 - Class 3 – pedal assist up to 28mph; not legal in parks.
 - Mark Newby reported that Colorado and Federal authorities consider e-bikes to be motorized vehicles for the purpose of determining where vehicles are permitted
- La Foret Trail questions
 - Colorado Springs city bike map shows the La Foret proposed trail as a real trail, and another trail to the east, north of Shoup, also not a real trail. Andy will try to contact the city to correct those errors.
- Meadowglen – Shoup Road connector
 - Cheryl will try to get more information
- Black Forest Vision 2020
 - Andy suggested inserting the BFTA mission statement into the BF Vision, instead of or in addition to some of what Terry wrote. He and Gordon will work on a rewrite of the paragraph.
 - Rich suggested adding the Trails Addendum to the BFPP as a BFTA-owned statement of goals, and reviewing that addendum for key points to try to get into the BF Vision.
- Winter Newsletter
 - Get articles to Andy not later than the first week of January, for publication mid-January
 - President's Corner - Larry
 - Pineries Open Space – Andy
 - Nature Center – Rich
 - BF Brewing Company – Rich
 - Redtail Ranch – Cheryl
 - e-bikes – Andy
 - BF Section 16 Spring cleanup – Cheryl
 - Diane will solicit ads

Additional Business

- Falcon Regional Park – at our September meeting Nancy mentioned a fund-raising request for equestrian parking, but the topic was tabled.
 - Andy moved that we contribute \$200 if the fund-raising for equestrian parking is still active; Rich seconded; approved by unanimous voice vote.
 - **ACTION: Nancy will check with Judi Tobias on whether there is still a need for funds, and if so, request a check from Gordon.**
- Mark Newby shared some of his experience and advice regarding trail coordination and documentation, a key point being that if a resource (e.g., a trail network) isn't documented in a GIS system, then it effectively doesn't exist in the minds of approval and management authorities.
- Next meeting will be Wednesday, 22 January at 6:30pm at the BF Community Center.

Meeting adjourned at 8:30 PM.

QUITCLAIM DEED

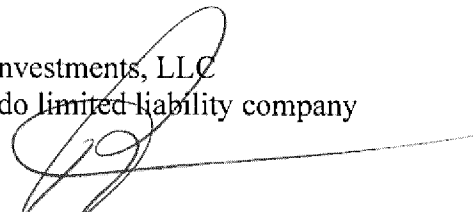
THIS QUITCLAIM DEED, executed this 3rd day of October, 2019 by Grantor, **Arroya Investments, LLC**, a Colorado limited liability company, of the County of El Paso and State of Colorado, for the consideration of TEN DOLLARS (\$10.00) in hand paid, hereby sells and quitclaims to **Friends of the Black Forest Preservation Plan, Inc.**, a Colorado nonprofit corporation ("Grantee"), whose address is 1665 Briargate Blvd. #101, Colorado Springs, CO 80920, all of Grantor's right, title and interest in and to the following real property in the County of El Paso and State of Colorado:

SEE ATTACHED EXHIBIT A

With all its appurtenances.

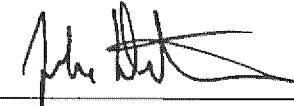
IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth above.

Arroya Investments, LLC
a Colorado limited liability company



By: _____
Paul Howard, Manager

and



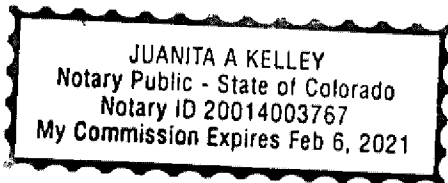
By: _____
Jacob Decoto, Manager

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 3rd day of October, 2019 by Paul Howard and Jacob Decoto, as Managers of Arroya Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission expires: 02-06-21



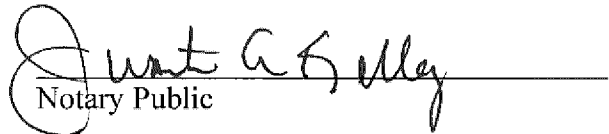

Notary Public



EXHIBIT "A"

A TRACT OF LAND BING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST BEING MONUMENTED AT THE EAST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 10376 2006" AND AT THE WEST END BY A ALUMINUM CAP STAMPED "PE PLS 9853", BEING ASSUMED TO BEAR S89°40'23"W, A DISTANCE OF 1,313.55 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE RIGHT-OF-WAY AS RECORDED IN BOOK 2678 AT PAGE 431, RECORDS OF EL PASO COUNTY COLORADO, THENCE N00°37'14"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 40.00 FEET; TO A POINT ON THE NORTHERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NUMBER 219018917; THENCE ON THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. S89°40'23"W ON A LINE 40' NORTH OF AND PERPENDICULAR WITH THE NORTH LINE OF SAID RIGHT-OF WAY A DISTANCE OF 348.92 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18°00'09", A RADIUS OF 560.00 FEET; A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N17°40'32"E, HAVING A DELTA OF 04°00'38", A RADIUS OF 560.00 FEET, A DISTANCE OF 39.20 FEET TO A POINT OF TANGENT;
2. N68°18'50"W, A DISTANCE OF 145.93 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN BOOK 2678 AT PAGE 430

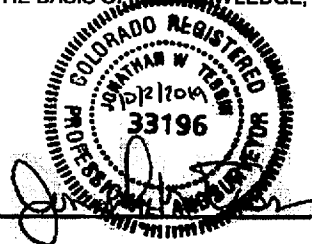
THENCE N21°41'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,684.25 FEET TO THE ANGLE POINT OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 218005438; THENCE S03°17'03"W, ON SAID BOUNDARY LINE OF SAID TRACT, A DISTANCE OF 348.46 FEET TO A POINT THAT IS 110.00 FEET EASTERLY OF THE EAST RIGHT-OF-WAY LINE AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NUMBER 219114002; THENCE ON SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES

1. S21°41'10"W ON LINE 110.00 FEET EASTERLY OF AND PARALLEL WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,163.40 FEET
2. S00°00'00"E, A DISTANCE OF 203.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 174,258 SQ. FEET OR 4.00 ACRES.

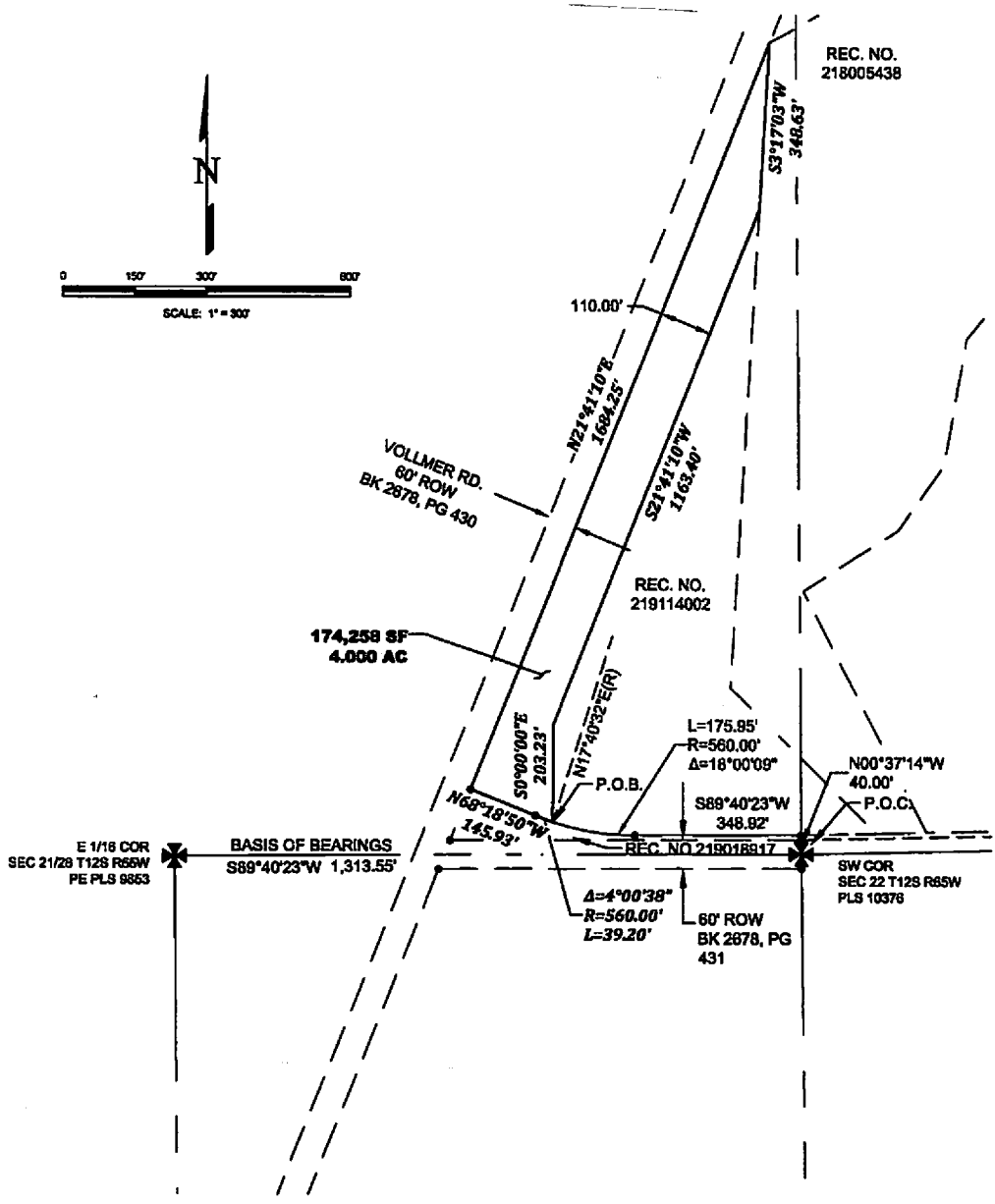
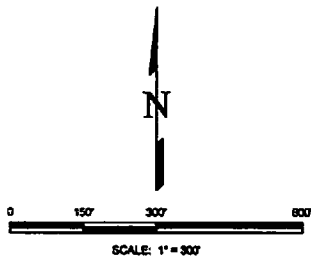
LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS CORRECT.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

EXHIBIT



LEGEND:

- ✠ FOUND ALIQUOT SURVEY MONUMENT AS NOTED
- FOUND NO. 5 REBAR/CAP PLS 37909
- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING



THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.



EDWARD-JAMES SURVEYING, INC.

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Colorado Springs, CO 80907
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10-2-2019

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SHEET 2 OF 2