

## Black Forest Trails Association Meeting

FINAL MINUTES January 13, 2021

Zoom Meeting

Meeting began at 6:32 pm.

### Board Members attending

Rich Mock      Larry Fariss      Andy Meng      Cheryl Pixley

Jerry Herring      Gordon Limb      Nancy Reinhardt

Board members unable to attend

Barb Remy

Discussion regarding what is required for a quorum. Andy looked it up. We just need half.

### Minutes

Nancy presented minutes. The following changes need to be made:

Jerry asked about **Red Tail Ranch** – confusion over phase 3. Page 2, Does the trail go north?

Larry said it should be left and go east for Phase 3. And “north up to Vollmer” really should be go east. Phase 2 was correct. Andy brought up on screen a map of the Red Tail Ranch so Jerry could be more familiar with the area.

Jerry asked about the **Winsome Ranch** meeting that was mentioned. Did it take place? Rich said no, but he will get in touch with them once things get a little more calm and set it up.

Jerry also asked if Nancy can put a draft date when things are changed in the minute so its easier to keep track of the updates.

Larry asked if under Vision statement, it could be changed from “He” to “Rich”.

Motion to approve the minutes was made, Jerry and Andy seconded, and motion was passed.

### Treasurers reports

\$18,341 checking

\$2088 savings

\$1436 cd

\$6150 cd

He went through QuickBooks and had to make a bookkeeping adjustment in the amount of 2404.00 as the bank account was in disagreement with the QuickBooks bookkeeping system due to bookkeeping errors made by the previous treasurer.

He went through 3 years of bank statements and found no records of unauthorized withdrawals. It was just a matter of entries not getting put in QuickBooks and there was no record of them. Everything is good. Jerry asked why in November the balance was \$28,000, so now its \$20,000. Andy added up all the accounts and they equaled \$28,000. Nancy asked if the \$2404 adjustment was in our favor or not. QuickBooks was higher than the bank account, so he had to adjust it down. QuickBooks connects to the bank account and he thinks it was downloading things twice.

## **Old business**

### Red Tail Ranch

Larry said Phase 1 is done except for a few signs but he is waiting for the weather to break as the ground is too hard right now to put in posts. Phase 2 has not been started yet. Larry explained where Jerry could go to see where the two trails are at Meadowglen and where Ward Lane is graded.

Gordon said he thinks both phase 2 and 3 could be done next summer. He knows some of this work was being held for Jacob, his son. He thinks he has a good idea of what needs to be done and feels the more important thing is to work with the homeowner's association or developer on how the path will be maintained and sustained. Larry said this will happen as peoples' use of the trail will define it. Cheryl said we had told the developer that we will mow the path. Larry said some grading needs to be done too. Jerry asked the question that once the developer sells his lots then he is pretty much gone, right? Larry felt they had to sign an agreement that BFTA has a right of way. Cheryl said this information is in title insurance commitment they get but they do not always read it and do not sign anything. Larry said once this developer is done (and he thinks he will be done by late summer) we are then working with the homeowners. Gordon agrees it'd best to get the trail in and that it connects. The last part is getting it to connect to the Pineries. Jerry asked if we would talk to each homeowner. Larry said he will talk to them, make sure they are aware. Cheryl said they could be aware as it's on the plat notes and they get a copy of it. There will be those who say they did not know, but if the trail is already there, they must be aware. Jerry talked about how the easement trails were lost in his area when someone moves in and put up a fence and claims they never knew.

### Timber Ridge

Cheryl said nothing as far as she knows is new. Unsure if Larry has talked to Leif Garrison. Larry said he tried to get ahold of him but hasn't reached him so far.

### Pineries Bench

Andy said the county now wants \$2500 and was thinking we could ask people to donate and offer to match their amount. We could create a plaque and engrave their name on it. We would match up to \$1250. The dedication plaque would say something like "recognizing Black Forest Trails stewardship of Pineries development". Cheryl said the plaque is very small and names would not fit. Larry said we could put up a post behind the bench with plaque showing names of people who donated. Andy will talk to Nathan Robinson, El Paso County, and see what he thinks. There may be different styles of benches. Jerry asked if there could be two benches. Larry suggested just one that shows Black Forest Trail's role. Gordon said it would be a huge endeavor of toting in the concrete, etc., all the way to the overlook. Andy said the county would do this. Jerry asked how much the donation would be. Andy

suggested \$50. Gordon made a motion that Andy talks to Nathan about this idea. Larry seconded it. Motion passed.

#### Winsome Ranch

Nothing new. Rich said they seemed more than willing to talk to us. Hes waiting until things calm down and will let the board know when there's a meeting.

#### Regional Trail

Rich has not talked to Judy von Ahlefeldt and is not really clear on what she wants to do. The developer wants to steer it around and she doesn't like that. Jerry said the trail goes south from Burgess, that there's two trails and landowner has blocked one of these. There a lot of development going on along Vollmer. Jerry expressed doubt about the developer putting in a trail. Gordon pointed out that near Pine Creek, or Cordero (Milam and Old Ranch Rd) there's been a lot of land set aside for trails through newly developed areas which he thinks is pretty impressive that there will be a trail system that a 5K can take place on.

#### Forest Gate

Jim Adcock, who lives there, was complaining about the private trail that connects to sec 16. Jeremy Isaac who also lives there is a proponent of the trail. Rich researched and found the trail they are referring to is a private trail so there's nothing we can do about it. He had Invited Jim and Jeremy to the meeting. Jim said no. Jeremy had said he would attend. Jerry said that when going out of Forest Gate you come out on Burgess and there's a gate and a fence which is cut so you could go around that but its not a very good path. Had never seen anyone using this until he saw a teenager walking through it and went to section 16. Rich has a contact, John Litzenberger who is the vice pres. of the HOA. He told Rich about incident where hiker asked a resident about purchasing his firewood and concerns about soliciting. Larry said BFTA will always advocate for a trail. Gordon suggested that since we need this to connect Sterling Ranch to Sec 16 we provide signage in and out of there that says "No soliciting". Jerry thinks the solicitors are potential thieves and people are afraid. Rich was hoping to be invited to their HOA meeting and could bring up our offer of signs and trail advocates. Rich tried to find their trail and could not find it. Cheryl said the reason is we provided trail signs in there and they took them down.

#### Trail Mapping

Andy said since people always want maps, we really need to offer members more up to date trails maps. We can put them on our website as visual or KML maps or google earth. Once the weather improves, we put together a coordinated effort to remap the trails. Black Forest Regional Park (BFRPK) needs update since the fire. We do not have one yet for the Pineries. We could even print them out for the festival. Whoever is doing this has to have gps software. We would need to get done this spring and summer. How it would work would be you start your hike, let it run and it maps the route. Section 16 and Pineries are easy as they are both loops. Fox Run and BFRPK have several trails. This can be done on a bike, the gps just needs to be set up for bike. Rich asked about organizing a library. We could do our nearby areas if we all have standardized gps software. We would then email them to Andy who could

make visual maps. Larry said this would be a great service to our members. Andy can have a more detailed plan by the March 10 meeting.

Rich brought the idea presented earlier about the QR codes on our trail map boxes. Andy said that would be after we get all this done. We just need to make a URL code and then we could publish a QR code. Rich asked if it would make a blue dot on the map showing where people are because this would be an issue at the Pineries. Andy said it would be dependent on the app being used.

#### Trail Signage

Andy said that Nathan of El Paso County Parks is already working on some standard signs regarding trash, dog poop, horses, right of way, etc. for all their parks. He has not heard back on the timeline.

#### Obtaining Grants of Easement for von Ahlefeldt, Didleau and Larry's trails

Cheryl asked if Larry had spoken to Phyllis Didleau who said she is ready to go. Cheryl said we may have to spend some money on surveyors or legal fees for Judy. It may help to have some standards on maintenance. Larry said he and Phyllis could be done first, then maybe Judy would go along. Cheryl said all the parts are important and there may need some kind of dedicated easement along Forest Heights Circle. Phyllis has submitted to the county for four lots and they want to keep Forest Heights as a private road, but it may have to be public. Larry asked if those 4 lots are the lots west of the existing trail. We will need survey for the McDermott trail. Cheryl said it cannot just say its easterly 10 feet. McDermott trail goes right through his property. She asked can we allocate money for this Larry asked how much. Cheryl said \$1000-3000 for a survey. She pointed out we cannot have a legal description to record without a legal description. Larry said that is why we have tried to hug property lines. She said where the gate is into Nigel Thompsons it goes right across the middle his property. Nigel's property is already done. Its recorded, from his gate to where it crosses Pinery Circle.

The trail corridor Nigel Thompson granted to BFTA is 50 feet in width and runs 580 feet from east to west along the north property line, starting from the gate that is between his acreage (now owned by Joshua Moore) and McDermott's.

It's McDermott's property that we are concerned with. Larry said if we could negotiate with them to move it to property line. Gordon asked how many people use it. It was used before the fire. The signs are gone. Larry said there are still some. Rich asked so these are easements deeded to Black Forest Trails Association. Nigel Thompson's property connects to McDermott and right across from Forest Heights and it goes to Judy's and Didleau and over Red Tail Ranch. That would complete the whole piece from Brentwood over to Vollmer. Its those pieces that need to be documented in the public records so they cannot be taken away like Forest Gate could be. Rich asked if there is an inventory of easements. Cheryl said she had sent them recently.

TOSC friends' group is rescheduled for February 4 from January 20. Rich will attend virtually but we are all invited. The friend's groups seem to be handled by TOSC instead of the county.

#### Trails conditions request

We need coordinated, as soon as possible responses. Is there a mechanism like a ski report? Rich asked Theresa Odello of the county. He wondered if we could put something on our website. Jerry pointed

out we could have many conditions all in one day. Andy said Facebook is timelier. We don't want to let people just post on our website. The trails are not steep, no climbing gear. Gordon pointed out that where the trails get snow packed and icy and people go around them, making the trail wider and wider. Andy asked who would consistently post things on Facebook. We could ask for reporters for certain trails. The worry would be we could not do it consistently. Andy suggested this would make a good newsletter article and perhaps Gordon would write it.

### Black Forest Bistro

Rich has not been able to reach her. Who is in charge of contacting sponsors? Diane Hoover used to do this. Cheryl asked if there's enough room in the newsletter without adding more pages. Andy said it depends on the size of the newsletter. He can flex the newsletter; feels we have a full page but some may not be returning.

### Newsletter

Rich said he sent Meadowgrass article which talks about COVID-19 compliant and discount for BFTA members. He also will revise Presidents Corner. A lady named Rachel submitted a follow-up on trail etiquette article she sent some months ago. Rich will tell her the newsletter is full up but we will consider for next one. Gordon was to submit something about bicycling and trail etiquette. Nancy submitted article on horses. Larry will send his Red Tail Ranch article. Annalise Smith contacted us about noise on the trail. He wanted to include some of her musings and she's okay with it. Judy had something about history. Cheryl brought up the trail clean up and possible dates of Sat April 24, May 8 as a back-up date. Later in May there are graduations. Nancy will bring it up at the Cavaliers meeting.

Gordon brought up the Great American Cleanup and should we work with them. We did not think we would get enough participation previously. We delayed ours due to COVID-19 in 2020. If we joined up with the GAC group, he does not think we are gaining or losing people by joining up with the GAC. Rich supports this. Jerry asked what the date is for the GAC. Andy tried to look it up but there is not a date shown for 2021 yet. Larry pointed out we had our section 16 cleanup before GAC existed. Whatever the date is we still need a back-up. Andy said we should just set up a date. Larry has saved some TOSC information which could be used when we need some extra filler for the newsletter. He has one about parks **contents**?. Friends of Pineries apparently had a meeting. We need to be involved. Rich attended one Zoom meeting but missed the 2<sup>nd</sup>. Aaron Rogers who has the lead, wants to focus on individuals belonging so the TOSC group now is focusing on individuals instead of groups. Rich could write an article about Pineries friends group. Our newsletter could solicit for them.

Next meeting March 10, hopefully in person. Meeting ended.at 8:12 PM

Respectfully submitted,

Nancy Reinhardt

Secretary