

2021 Annual CORA/RORA Meeting Minutes
10:00 a.m. July 31, 2021
Ranch of the Rockies Office

Members Present:

Clay Bandy, bandyclay1@gmail.com.
Joe Gifford, jd_gifford@comcast.net.
Alex de la Cova, Alexa.cora@gmail.com.
Dennis Ann Strong, dastrong49@gmail.com

Jim Pardikes, cdpardikes@aol.com
Lance Richeal, lricheal@icloud.com
Carol Abbott, buckoboy001@gmail.com

Guests Present:

Kevin Hutchins, kphutch1980@gmail.com
Tom Wells, tewells@hotmail.com
Brenda Hutchins,

The meeting was called to order by Clay Bandy. RORA Board Member and Water Committee Liaison.

It was moved by Dennis Ann, seconded by Lance and passed to accept the agenda as printed. It was moved by Dennis Ann, seconded by Lance to accept the 2020 minutes as distributed.

- **Creek bank and inlet restoration:** Clay presented a short recap of the work attempted and completed along the Buffalo Creek inlet during 2021. This included the removal of culverts which were too small and restricted flow, diversion around the weir box which created an ice dam and led to breaching of the banks, and the addition of stabilizing rock including grass seeding. To complete this work we received approval from Denver Water and our District Engineer, Garver Brown. The project also included the addition of sediment ponds on Ranch property, and construction of what is commonly referred to as a Texas Bridge. Both of these will facilitate silt collection and slow down rapid runoff which increased due to the Weston Pass Fire in 2017.

- **Report on condition of the reservoir, liner, outflow, and fencing. Josh Ezell and Alex De La Cova.**
 - Alex brought up concerns related to recent heavy rains, including the night before the meeting, which appear to have caused substantial breaching and ponding of water where we do not want it. His fear was that this could jeopardize the integrity of the liner. After lengthy discussion, the group agreed to inspect the area daily and bring further concerns and possible immediate needs to the group.
 - Josh reported that the fencing is holding for now, but requires regular weekly maintenance. He recommended that at some point in the future we consider replacing the posts with longer posts to handle the condition of the soil.
 - Josh and Alex cleaned out the sediment traps earlier last month. Joe pointed out that with healing in the burn area and along our creek inlet, eventually we will only need to do this a couple of times a year.
 - The RORA Water Committee reported that the native and seeded grasses are holding well.

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- **Fishing report: Josh Ezell and Alex De La Cova**
 - Josh and Alex met in early 2021 as requested, proposing changes to the fishing rules. Both Boards agreed to limit fishing to a resident and two guests with the resident. Each person is limited to one pole and two fish. CORA issues two member passes per lot.
 - It was reported that catching fish has slowed down perhaps due to the rain and a plentiful supply of insects.

- **2021 Projected cost of reservoir maintenance and fish: Dennis Ann Strong**
 - The cost of restoring the creek to enable flow came to approximately \$85,000. Additionally, there are costs associated with seeding the banks and general maintenance. CORA's portion will be 4.2% or about \$3570.00.
 - Additionally, CORA will be billed for 50% of the stocking and fishing expenses. This will probably not exceed \$3750.00 for the year. We will not be able to stock in the fall since fish are scarce from our supplier due to commercial demands.
 - CORA will be billed in early December 2021 for both categories of expenses.

- **Discussion of needs and possible changes**
 - Reservoir and Creek: It appears there may be some water diversion occurring at the BLM land. We will check into that, and involve the water engineer if there is a need.
 - Clay will ensure that RORA has our documents and the water agreements available on our members only site for viewing. CORA already has the documents available to their members.
 - Fishing: There is a recommendation to change the big sign on the property to reflect the changes in rules. Carol recommended one of their members who has a sign business. RORA will contact him for an idea of the charges.
 - There was a recommendation to consider a combination lock for the gate. This will help members of both sites to gain entrance, and lessen the availability of the dumpster and port-a-potty to roadside traffic.

11:14 a.m. The meeting adjourned.

Next Meeting: Monday, August 1, 2022, CORA Community Center