

## MINUTES

### CHIPITA PARK ASSOCIATION BOARD MEETING

OCTOBER 4, 2019

Board Members Present: Kelly Farmer, Elizabeth Wieland, Pam Hurt, Carolyn Houchin, Scott Varley, Rex Holmes, Pam Martin, Vickie Samuelson, Pat Hein

Guests: Kevin Henry, RJ Brown

The meeting was called to order at 6:10 PM by Kelly

#### **NEW BUSINESS**

##### **Hall Maintenance**

###### Parking Lot

Kevin and RJ came before the board tonight to discuss Marcroft maintenance issues that have come up since the Arts and Crafts Fair, the first being the condition of the parking lot during the fair. After the snowstorms of the previous week and subsequent melting, the parking lot did not drain well creating ponding, muddy conditions, and icy conditions when the temperatures dropped. It was suggested that we get estimates on grading the lot, addressing the drainage issues, and perhaps adding a gravel road base. RJ and Kelly agreed to contact a few of the local contractors for information and bids. All were in favor.

###### Gutters

The gutters on the hall were also discussed as they may be contributing to the drainage issues. RJ believes the gutters have rusted in places near the front entrance. Rex suggested that we check the gutters next spring for damage and perhaps seal them before we consider replacing them.

###### Floor

Kevin said he felt we needed to address the floor in the hall as it has been nearly 5 years since it was cleaned and waxed and now beginning to show wear. Kevin believes we should be able to get a bid of \$1,000 or less. A block of time will be needed before scheduling the work as the floor will need to be stripped, waxed twice, and buffed twice allowing for "curing" between coats of wax. We will need to coordinate with Scott to avoid any rental bookings. All were in favor. Kevin will look into estimates.

## Flagpole

The flagpole in front of Marcroft snapped off in the latest wind event. We will consider it for replacement after we take care of other maintenance issues.

## Misc. Maintenance

Sign - Kevin mentioned that the "Chipita Park Sign" is still being considered for replacement and that Mark Keenan was looking for someone to do the work.

Electrical - IT was proposed that we would want to consider tabling the electrical work for another time as we may need to spend three to four thousand to do it right. If we don't overload kitchen outlets, we should be able to make it work for now. All agreed.

Trash Removal at Marcroft - Pat has been in touch with Waste Management regarding trash pickup at Marcroft. Our contract with them is over at the end of December, 2019. She contacted them with regard to closing that contract stating that the cost was becoming too high. They agreed to lower the price since we are long term customers but having inquired with other trash companies serving our area, they were still high.

The breakdown is as follows:

Waste Management - \$67.50 for bi-weekly pickup

Teller Co. Waste - \$63.00 for bi-weekly pickup

Springs Waste Management - \$52.00 for **weekly** pickup

All were in favor of switching to Springs Waste after our contract with Waste Management is over. Pat will make the arrangements.

## **OLD BUSINESS**

### Thanksgiving Turkey Giveaway

Kelly updated us on the progress of the Turkey Giveaway. The CPA is coordinating with the Manitou Springs School District for help identifying 7 families in need at Ute Pass Elementary School.

An announcement for all members will go out shortly requesting food or monetary donations and where members can drop off or mail their donation. The dinner boxes will be assembled on November 22<sup>nd</sup>, and pick-up of those boxes will take place on Saturday, the 23<sup>rd</sup>, between noon and 6 PM at Marcroft Hall.

Vickie and Elizabeth will shop for all perishable items closer to the 23<sup>rd</sup>. Elisa Risner said she will also help with coordination between the school district and the Association and accept donations.

A donations tub will be placed outside of Marcroft Hall and checked daily by Board Members.

### Rental Report

Scott reported that we have one rental on November 15-16.

### Online Calendar

Kelly has created an online calendar for Board members to check for updates, meetings, rentals, etc. Everyone can see when the hall is open, or rented, and status of meetings and potlucks, and setups. It could also be useful to Bill Schraml when updating our website for current activities.

### Craft Fair Recap for 2019

Pam(H), RJ, and Pat said his year's craft fair was the most successful it's inception. After expenses, the final tally was \$2,362. Crowds were good on both days and vendors were pleased with the experience.

### December Potluck

Set up for the December potluck will be on Saturday the 7<sup>th</sup> for anyone wishing to help. Pat had a call from Bud Kruezer saying he was available and willing to play the piano for caroling. All agreed he should be there. It was also mentioned that Elisa Risner and Christine Talbot may have additional entertainment ideas and Carolyn will be in touch with them to let them know we would like to do both if that's the case. Pat requested that we think about themes for 2020 potlucks before next spring when we set the calendar.

### Financial Report

Pam reported that we have \$11,820.87 in cash and accounts. Proceeds from the Arts and Crafts Fair have yet to be reported.

Next board meeting will be December 2<sup>nd</sup> at 6 PM, and then we will recess until the May, 2020 meeting. In the meantime, Pat and Carolyn will begin work setting the calendar and sending out the spring newsletter/applications for membership by March, 2020.

Meeting was adjourned at 7:20 PM.

Carolyn Eddy Houchin, Secretary

