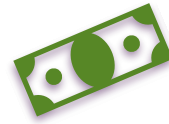




JANUARY 2020 NEWSLETTER

From the Board . . .

The board has set two budget planning meetings to prepare the upcoming budget proposal ahead of the February 26 meeting.



The first meeting is set for February 10 at 7 pm to prepare the budget proposal.

A second meeting for any community feedback is set for March 9 at 7 pm. Both special meetings are at the Clubhouse and open to the community.



We currently have two openings for the board to be elected in the upcoming election. If anyone is interested please contact a board member ASAP as ballots need to be prepared.

The ICRIA email address below (icria80135@gmail.com) gives you the most reliable way to contact board members. If you do not have email, you can find phone information for board members in the ICRIA directory.



AGENDA for the FEBRUARY 26 2020 Meeting

7:00 p.m.

Call to Order & Members Present

Secretary's Report

Review and approve prior meeting minutes

Treasurer's Report

Review recent expenditure

Facilities Report

Committee Reports

Trails: Beth Berutich

Architectural: Jamie Dennis

Social Committee: Open position

Sunshine and Care: Lea Marshall

Neighborhood Watch: Denny Leslie

Old Business:

To be determined

New Business

To be determined

Indian Creek Ranch WEBSITE

www.icria80135.com

If you have news to share, a service to offer, or a service you need, please contact me by phone or email: Judy Gelner, 303-688-4136
icria80135@gmail.com

**Indian Creek Ranch Improvement Association (ICRIA)
Homeowners Association Meeting Minutes
January 22, 2020**

Call to Order 7:20

There were 6 members present and all board members were in attendance.

Secretary's Report

Secretary Report was approved

Treasurer's Report

Treasurer's Report was presented. Checking balance is \$34,028.79, savings \$40,324.16, Capital Reserve balance is \$10,012.26, Playground Reserve \$2,503.08, and the total balance of our 4 CDs is \$40,639.53. This month there were 7 checks totaling \$7,855.83 (the largest expenditures being the HOA insurance and attorney fees). We are not significantly off budget in any category, if we can find the funds we really need to purchase a new Treasurer's computer (current one is about 8 years old) and an upgrade to Quickbooks software. We are overdue for an audit, and are seeking three community members to volunteer. Per our bylaws this must be performed by members of the community and cannot be contracted to an outside party. This month we are looking to put the porta potty on auto pay, renewing our registration with DORA, and generating 1099s for Judy Gelner and Paul Gallagher.

Facilities

Facilities- Open position. If anyone is interested please let a board member know.

Committee Reports

Trails - Most of the work is waiting for spring, the new trail will be opened and maintenance will resume when weather permits.

Playground - The new piece of equipment is on hold while further decisions are made, commercial playground equipment is out of our budget and we don't want to waste money on something that will deteriorate quickly. The Eagle Scouts have completed their maintenance project.

Social - The invoice and receipts for the Christmas party are still pending and should be available for review next month. A big thank you to all who worked to put on the party, compliments were given by those in attendance this evening that were able to attend. Our social committee chair position is now open, Stacey Melito has expressed interest. If anyone else would like to help please contact a board member.

ACC 3840 Hopi Drive submission, the boards unanimously approved the request submitted for their extension and renovation.

Neighborhood Watch - No report

Sunshine and Care - Lea mailed notes to the Tracey's and lot 160, with no reply. Lot 53 moved in Stephanie and Brett Wendling, Colorado natives who moved from Highlands Ranch. She works for Homesmart properties and is an angler, crafter, and reader. Brett owns a drywall services company and is an angler as well. They also have two grown sons, 3 cats, a rescue dog, and a homestead cabin near Lake George.

Sympathies go out to Sharon Padilla for the loss of her mother.

Old Business

No old business.

New Business

Mike is still serving as Acting President after Joe's resignation, we currently have two openings for the board to be elected. If anyone is interested please contact a board member ASAP as ballots need to be prepared. A motion was made and approved by the board to delay the annual financial report and audit report until after the fiscal year ends June 30th, this will align with the adjustments made by a previous board so that we aren't auditing mid-year. An open budget planning meeting is set for February 10th at 7pm, and a community feedback meeting is set for March 9th at 7pm. Both meetings are open to the community. It was discussed that we would add an item to the Budget voting booth about any anticipated overage and community feedback will be sought for in regard to investing or using for special projects.

It was brought up that the community might benefit from holding a professional networking event for the community members, so we could all know what services are available from our neighbors. The board will consider choosing a date if there is enough interest. It was pointed out that ads in the newsletter are also free to residents of ICRIA.

Meeting adjourned at 8:20

Respectfully submitted
Deb Dennis



What's Happening at Indian Creek Ranch

Celebrate our Volunteers!

December 14 was an evening of camaraderie, delicious food, prize winning and lots of folks in the clubhouse. Turkeys smoked by Will Falcone, appetizers and dessert brought by party goers and many side dishes made by Karen Riley, her friend, Brenda, and others. We brought our own beer and wine, as instructed, and enjoyed soft drinks too. Tickets had been given to folks as they came in so after the meal, Joe read off numbers and lucky ones won small decorated pine trees which had been table centerpieces. This was Karen's final Social Committee party so we say a big THANK YOU to her for her work. (And putting on parties is A LOT of work.)



Welcome New Neighbors!

The Wendlings, Stephanie and Brett, moved in their new house in Indian Creek lot 53, during the huge snowstorm a few weeks ago. So welcome to the neighborhood! They come from Highlands Ranch and are Colorado natives. Stephanie is a real estate broker, works in compliance with Home Smart. She works from home most of the time. She has many hobbies: fly fishing, kayaking, sewing where she makes handbags, quilting, embroidery, knitting and is an avid reader. She does tournament kayak fishing at Eleven Mile Res. and Spinney Res. She is a trophy winner in this sport. She belongs to the Denver D.A.R. chapter but is interested in finding a chapter in Douglas County. She'd welcome any information on this subject.

Brett owns Drywall Services, a commercial construction company in Lakewood. He enjoys fly fishing, kayak tournament fishing, and fly tying. They have a homestead cabin in Lake George near the trophy trout lakes of Colorado.

They have 2 grown sons, Zack, 22 yr and Josh, 20. Josh lives in Indian Creek, loves basketball, attends Arapahoe Community College, majoring in construction management, and works several days a week! They have 3 cats and a new sweet rescue dog named Annie. We are glad to have you as our new neighbors!



Condolences

Condolences from Indian Creek neighbors are sent Karen Gaige, lot 191, and family at the death of her mother several months ago.

Also we want to notify you of the death of Dave Curnutte, lot 64. I called the number on the For Sale by Owner sign several times and got no answer or a call back. Dave died several weeks ago and I just learned about it recently.

Our sympathy goes to Sharon Padilla and family at the death of her mother, Edith.

What's Happening in Douglas County

Get Ready for Highway Construction

Everyone traveling north and south along U.S. Highway 85 knows the two-lane, 2.5 mile stretch of highway between Louviers and Sedalia. Thanks to the County voter approval of Ballot Issue 1A last November and a new cost sharing agreement with the Colorado Department of Transportation (CDOT), this stretch of road will be reconstructed and widened to a four-lane divided highway.

The County's contribution to this project was \$5.5 million as part of an initial IGA (Intergovernmental Agreement) with CDOT in 2012 to fund final design costs and right-of-way acquisition for this segment of U.S. 85. The IGA with CDOT adopted by the Commissioners on Jan. 14 requires an additional \$2.5 million County contribution – funded by revenue generated by the passage of 1A in November – bringing the County's total share of this more than \$40 million project to \$8 million. **Construction on this project is expected to begin in April 2020.**

"In Douglas County we have a history of partnering with CDOT, as well as others, to improve the State Highway System we all use within our County," said County Commissioner and Vice Chair Lora Thomas. "We recognize the need to cost-share in these primary corridors in order to sustain our mobility and improve safety," Thomas said.

Ballot item 1A asked Douglas County voters last November to annually redirect approximately \$13 million of existing revenue from the Justice Center Fund to countywide transportation improvements identified in the County's 2040 Transportation Master Plan.

"What voters approved in November has already accelerated our ability to invest in our citizens' top spending priority without a tax increase and without compromising public safety," said County Commissioner and Board Chair Roger Partridge. "The existing redirected revenue will support countywide, growth management-related transportation projects, consistent with citizen feedback we received in our 2017 and 2019 countywide surveys."

"Douglas County is recognized for our ability to leverage multiple transportation funding sources from federal, state and local governments, and private sector partners," said County Commissioner Abe Laydon. "The additional revenue from this voter-approved ballot measure will further our partnering opportunities on regionally significant roads in Douglas County – including municipal and state roads," Laydon said.

Monthly Events at Indian Creek Ranch

<i>Event</i>	<i>Date</i>	<i>Time</i>	<i>Location</i>
Mountaineers 4H Club	Third Tuesday, February 18	7:00 - 8:00 pm	Clubhouse
ICRIA HOA Meeting	Fourth Wednesday -February 26	7:00 - 9:00 pm	Clubhouse
Poker Night	First Friday, February 7	7:00 - 10:00 pm	Clubhouse
My Time Book Club	Second Wednesday, February 12	7:00 - 9:00 pm	Varies
Thunderbird Water Board Meeting	Second Thursday, February 13	7:00 - 8:00 pm	Clubhouse
Dining for Women	Second Tuesday, February 11	6:30 - 8:30 pm	Clubhouse

The Helper List

Are you looking for a little help around your house/property? We have some great kids right here in our neighborhood that would love to earn some extra cash! Below is the list which includes just a few of the possibilities of how they can help. If you would like to add a name to the list, please send me a note at BethBerutich@gmail.com.

Name	Age	Jobs	Contact Information
Jackson Vitti (Melito)	18	pet care and sitting including horses, barn work, yard work, hay stacking, heavy lifting, yard work and mowing typically available on Mondays and weekends	720-472-1230
Lizzie Erickson	16	babysitting, pet care, house sitting and dog sitting, hard worker with household chores	303-663-5145 erickson.lizzie@gmail.com
Dani Dennis	19	American Red Cross certified babysitter typically available during the day, but evenings with advance notice	303-748-2052
Michael Dennis	14	dog walking, pet sitting, yard work, snow shoveling	303-619-8107
Cole Dennis	12	dog walking, pet sitting, yard work, snow shoveling	303-704-7603
Brad Berutich	16	yard work	720-822-8127
Alex Cerullo	17	pet sitting	303-501-3914
Lauren Daniels	14	available for pet and child sitting, has taken American Red Cross babysitting, CPR course	303-904-4929
Kurtis Daniels	16	yard work (has prior experience) and unloading/stacking hay	303-904-4929
Tony Shaw	16	available to help out with most any kind of job	720-733-2016
If you would like to add a name to this list or update your information, please email BethBerutich@gmail.com .			



REAL ESTATE



**Hi Neighbor!
How can I help
you?**

I am a full time,
full service real
estate

professional and have called
Indian Creek Ranch my home for
over 15 years. I specialize in
acreage as well as residential
properties in the Denver Metro
Area.

Please call me any time with any
of your real estate questions or
needs and a free Market
Evaluation of your home.

Shirley Pettit, Realtor
Your Castle Real Estate
shirleypettit@yourcastle.com
phone: 303-902-9970

ITEMS FOR SALE

Sedalia Crafts

Looking for a unique handmade
gift for that special someone in
your life? If so, please look at my
website

www.etsy.com/shop/SedaliaCrafts

I have several unique and special
handmade items. Don't want to
buy through Etsy? Just contact
Cathy Owen direct at
cowen42@yahoo.com or
303-489-0431. Thank you for
looking!

ITEMS FOR SALE

Alexander's General Store

Enjoy the nostalgia of a 1930s
general store! Our product
inventory is continually growing,
with new product arriving weekly.
Alexander's General Store is
open Tuesday thru Sunday
10am-6pm

Petkovsek Saddlery

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By Appointment
More than 30 years experience
3 Applied Science Degrees
Saddle tack repair
Custom Saddles
Decorative Leather Work
John M.O. Petkovsek
303-663-6607

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Maintenance work, mowing,
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Call, text or email
newdime@live.com

303-994-8140

Hair Products

If you have fine, limp, thick, curly,
frizzy, or thinning hair then I have
something for you! Message
Brandy at
uga1_dawgs@yahoo.com to try a
FREE sample of hair products.

Check out [https://](https://brandyfaker.mymonat.com)
brandyfaker.mymonat.com for
more details.

Veterinarian

Dr. Kathy Gaughan is now full
time at Brooklyn Veterinary Clinic
in Castle Rock!

M, W, F 8am - 6pm; Th 9am -
5pm; Sat. - by appointment.

www.brooklynvet.com
303-688-9352
[@brooklynvet.com](https://twitter.com/brooklynvet)

Indian Creek Ranch Homeowners Association
Next Meeting Wednesday **FEBRUARY 26 2020** @ 7:00 P.M.

*ICRIA
P.O. Box 96
Sedalia, CO 80135*