



Waverly Community Group, Inc.
WAC Meeting Minutes for Thursday, November 30, 2006; 7-8:30pm
Turning Point Gymnasium at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Jud Brown, Sue Foster, John Ostheimer, Ron Splittergerber,
George Wallace, Bob Zimdahl. (7/13 WAC members present)

Community resident: Sonia Brown and Nancy Wallace

Absent: Jane Clark, Harold Hagen, Andy Hatch, Cate Meyer, Barb Staples, Karl Zeller

Secretary's Report: The 10-26 minutes were accepted with the removal of an editorial comment
on page 2, item E. (requested by Sue). These will be posted to the website after the
correction is made.

Treasurer's Report: Sue noted that the treasury still contains \$272.07. Thanks to Ron
Splittergerber for **again** paying for the mailing for the Full Membership Meeting mailing.
Thank you Ron!!!

As we were waiting for a quorum, the following upcoming meetings were noted.

- 1) This Monday, December 4, the Larimer County Commissioners will have a Work Meeting to discuss the "North County East/ West Transportation Overview (clarification of topic from 287 alignments). The meeting is at 10am in the BCC conference room on the 2nd floor of the Oak Street building.
- 2) The County Commissioner's formal final review of the Demmel Lake Subdivision is scheduled for the second Monday, December 11th at 3pm in the Larimer County Courthouse Offices Hearing Room on the 1st floor. If you are able to attend please ask that **Exterior Downlighting** be included in the development covenants because the county commissioners and other county personnel need to hear this more often (and from more people) for it to sink in that we want to preserve the dark night sky.
- 3) It would be good for the WAC/WCG to be involved in Kathay Rennel's monthly Wednesday morning breakfast at the T-Bar (on the south side of the main street, Cleveland) in Wellington. Anyone who can attend this second Wednesday monthly breakfast at 7:30 am can get in touch with Sue for more information. Attendees pay for their own breakfast, and sometimes Kathay brings a special presenter. (The November meeting highlighted a presenter for the new dump discussing the design criteria of compacted trash.) There will not be a meeting in December, but monthly meetings will resume in January.

Helen apologized for the northern boundary error in the November **North 40 News** Press Release reporting on the September Full Membership Meeting.

A quorum was obtained by about 7:20.

Old Business

1. Terms of service for new WAC members. The following terms of service were assigned to the new At-large WAC members. A new contact sheet will be sent reflecting this.

Harold Hagan (q4)	- remains of original 2 year term, up in 09-2007
John Ostheimer (q1)	- new 3-year term, up in 09/2009
Barb Stables (q4)	- remains of original 3 year term, up in 09/2008

2. Updates

A. Helen reported that Geniphyre Ponce-Pore, of the Rural Enterprise Task Force, has agreed to include our group in any grass roots advisory committee she might set up as she continues to investigate "how making a living on smaller acreages might become viable."

B. Revisions to WCG brochures mentioning NLCA contributions. Jane has been very busy recently but thought she could work on this item this weekend (per Helen).

C. Discussions with Wellington on their Growth boundaries. John attended Kathay's November breakfast at the T-bar and was impressed at the information which is exchanged. At that particular meeting Kathay had a guest, the waste management director, talk about the new dump site up NCR 9 and how it would be using compacted trash and would not entail the large amount of traffic at the current dump south of Fort Collins.

John and Jane plan to meet December 10th with John Slutsky (LaLuna Dairy owner, member of Wellington Chamber of Commerce, and Ag Board Member). He will bring 1-2 other Wellington political figures with him.

D. Survey completion. Helen reported that she and Jud had made edits to the Survey Results Document and they were waiting for George. When pressed George said he couldn't provide any work on this task before mid-December, but could surely have it by the end of December. He offered to let Helen install the software, enter the data, and make the changes, but Helen cannot pursue it at this time.

Helen also reported that Commissioner Glen Gibson had called to request a Survey Results document. The group requested that the revised Survey Results document be sent to all the County Commissioners.

New Business

1. Items of interest from Full Membership Meeting. There was again some discussion about defining rural character: reactive issues like preventing annexation and proactive ones such as providing landowner strategies, getting funding for maintaining open space, establishing the Waverly boundaries.

Bob suggested the Quadrant Representatives identify and count the various home-based businesses inherent in their quadrants. Sue added that some area residents are reluctant or object to having their home occupations inventoried. How we approach and respect those neighbors should be considered, and this should be a discrete list. These 4 lists will be synthesized at the January meeting.

A motion was made, seconded, and passed which required the Quadrant Representatives (with help as needed) to informally gather a list of the types and numbers of rural enterprises in their quadrant. This should be completed by the January meeting. This information could also be entered onto one of the small versions of the quad maps. Keep an eye out for cultural sites as you drive your quadrant.

George was asked to bring his current documentation on the Cultural sites to the January meeting and any update he has on the water document.

Another motion was made, seconded and passed that we look at the 9-30 concerns after we do the visioning exercise.

2. Visioning Exercise to define "Rural Atmosphere". Cate was absent from the meeting, and Ron and John expressed interest in contributing to the planning of this exercise. It was agreed that some preparation on the part of the participants was required, and the SWOT (Strengths, Weaknesses, Opportunities, and Threats) acronym was presented. Ron, John, and George will get with Cate before John leaves for the winter at the end of the month. John will be gone Jan-April.
3. Demmel Lake Subdivision (Karl). Karl requested this agenda item, and Karl did not attend this meeting. We guess his area of interest might be light pollution. We looked at the approved site plan map Helen provided, and Nancy discussed several issues presented to the Planning Commission.
 - 1) This is an approved development with features which are generally considered to be desirable.
 - 2) The property owner west of the development property had asked if he might be annexed by Wellington, and Nancy thought not. The houses will be clustered on the west edge of the parcels (which straddle ECR 64) and will have engineered septic systems.
 - 3) The desire for Down Lighting had been expressed, but it wouldn't hurt to mention this again, those of you planning to attend the County Commissioner's Review on December 11th. The developer has given some agreement to this request for exterior lighting.
 - 4) The (3) permanent farming easements on the east side of these development parcels will be under the management of the new Homeowner's Association.
4. Boundary changes for Greyhawk Knolls Q3 and Q4. This item was not discussed, and was postponed until the January meeting or whenever Karl and George could both attend the meeting.
5. Logo contest – this agenda items was dropped for the time being.
6. A motion was made, seconded, and passed to establish a bank account for our treasury funds. Sue will investigate getting an account with free checking using the new tax number Nancy has acquired.
7. It was noted that the new North/ West Area Plan has been completed and is a glossy publication with lots of graphics. It should be available on the website of the County Planning Department, but might not contain all the graphics.

The meeting was adjourned at 8:38

Respectfully submitted,

Helen Boggs, Secretary