



Waverly Community Group, Inc.  
WAC Meeting Minutes for Thursday, July 29, 2010, 7:15-8:45pm  
Turning Point at Waverly School, 10431 NCR 15

Committee Members Present: Helen Boggs, Jane Clark, Jan Kroeger, Kathy Monty, Tom Niichel, Carolyn Ownby, Ron Splittgerber, George Wallace, and Karl Zeller. (8/11 WAC members present)

Committee Members Absent: Jane Clark, Rob McDonald, and Leslie Sorensen.

Guests: Andre Duval and Nancy Wallace.

By 7:22 there was a quorum of 7/11 WAC members. The meeting was called to order by Ron Splittgerber.  
Secretary's Report: The May 27<sup>th</sup> minutes were accepted as emailed  
Treasurer's Report: We have \$341.70 in the treasury after another \$100 was given to Turning Point.

### **New Business**

**1. Protocol Review:** discussion, and acceptance. Helen will re-email this document with time constraints for submitting changes, suggestions. Acceptance was tabled until the August meeting.

**2. Committee Discussions with the Community.** George did not do anything, and Tom did not volunteer any additional information. Ron has had many discussions with AM and his animosity seems to stem solely from negative experiences he had in California. He is accomplished in his consulting field, and Ron's CSU department has hired him for some project work. There seems to be some ongoing dialogue between them, although AM still sees the WAC & WCG as having no value.

### **3. WAC/WCG Future if county supervised Planning Advisory Committee is formed.**

Andre Duval, member of the county sanctioned LAPAC group (Laporte Area Planning Advisory Committee), provided the following. He is starting his 4<sup>th</sup> term of office.

99% of residents approve of committee work, but there are still those who don't want it. LAPAC must get the county's blessing to do anything or print anything in the paper. A county Planning Official is assigned to attend their meetings, and the Planning Department works hard to get them good information. Their official chain of command route is through the Planning Department. The population they serve is approximately 3500 residents, and Bellevue opted not to be included in LAPAC. The county defined the boundaries, which have been expanded once, and are somewhat irregular but go up 287 to Poudre Canyon and extend roughly from NCR 50 to NCR 60.

Organization: The 9 At-Large members are selected, like other boards, by application. No positions go unfilled. Two terms are normal unless there is a lack of applicants.

Monthly meetings usually last from 7-9pm unless there are 30 persons wanting to speak on an issue. Individual time commitments average 4 hours/ month per person.

LAPAC hears all Planning & Zoning referrals before the LCC give approval. They do not review zoning violations. Their most frequent task is to educate and help complainants with the county process. Their role is solely advisory and they cannot say yea/ nay to any item. The Larimer County Commissioners (LCC) take their advice 75-80% of the time. The group lends its support (with the county's blessing) to social events and will email or put up posters, but they do not organize such events.

Formal Area Plan. The formal area plan was devised by a 20-25 person task force who met for 3-hour meetings with homework assignments. Plan items were decided upon after 1 year of meetings. The document was then written to become part of the County Master Plan. It was then passed by the County Planning Commission and the LCC.

LAPAC initiated the push for county 1041 powers for utility routing. Being county structured gives the group greater legitimacy.

Suggestions:

- a) It might be good to ask Buckeye to work with us on the county sanctioned Formal Area Plan because there is more power in greater numbers.
- b) Be very careful of conflicts of interest between the official county sanctioned advisory group and any social group.
- c) The Net Zero and Stewardship Trust activities can still be handled by the older WAC group if it wishes to continue.

Ron will investigate with Linda Hoffman, Head of Planning, about what is entailed in the (county) formal Legitimizing of the Waverly Area Plan and will report back to the WAC by email.

**4. Review of elected officers.** Jane has resigned from the Co Chair position. George has a boarder who can update and maintain the website with current information. Hugh Mowry's at large position will be replaced at the FMM.

**5.** Jan brought up the **Hughes Residence vs Grant Farms Equipment Yard** issue. The appeal to the LCC is on Monday, August 16<sup>th</sup>, at 6:30 pm at the 1<sup>st</sup> floor Hearing Room of the Oak Street building and she asked if this notice could be sent through the WCG email list. She had cards to hand out to interested WAC members. Discussion ensued. The motion was made to send this notice along with other August meetings/ activities of potential interest. Seconded and approved. Helen will make this up and email out.

#### **Old Business**

1. Unreported meetings of Local Interest.

- A. **March T-Bar Breakfast** – Someone reported that the Grant Farm potential zoning violation issue was discussed.
- B. **Other County Commissioner breakfast meetings** – no report
- C. **Other recent meetings not listed** – none

**2. Future Pancake Breakfast**

A. Event Venues and the potential location of next year's event. The group wants to have the 3<sup>rd</sup> annual Pancake Breakfast at the school. Helen will talk to Sandy about the insurance requirement and whether we could be added to their insurance for a fee instead of being required to get our own insurance. Donations will be collected at the door instead of having a set fee.

B. Purchase of the Wellington Senior Center Griddle:

Ron will ask Andrew if he can get us a griddle at no cost similar to what we used (3-burner, 2-griddle plates).

Nancy will call the Senior Center and see if they will take \$100 for the grille. Wallaces and MacDonalds have volunteered to provide storage.

**3. 501 c (3) Application.** The application is ready to go. Submission requires a \$150 application fee. Preceding with the Picture Book has been dropped. The application will not be submitted until there is a more pressing need.

**501 c (3) status affords the group greater integrity because it insists on open records and IRS reportings as well as allowing tax write-offs for donations.**

**4. Stewardship Trust Update** – No change. George wanted to get the Colorado National Heritage Program to survey section 36 (the Marsh section) at a cost of ~\$230. This survey is not a designation requirement.

**5. Net Zero Committee.** This committee meets on the 3<sup>rd</sup> Thursday of the month at Wallaces and is primarily concerned, at this time, with providing information. Ron has posted some of the collected information on the website and will also post meeting notes and the initial survey that was available at the Pancake Breakfast in May. They are also working on ideas for a community electrical generation model which individual residences can opt into for participation.

**6. Website Corrections.** Ron is about halfway through Helen's correction list.

The meeting was adjourned at 9:04.

Respectfully submitted,

Helen Boggs, WAC Secretary