



Waverly Community Group  
Meeting Minutes for Thursday, May 25, 2006; 7:00pm  
Turning Point at Waverly School, 10431 NCR 15

Present: Committee members: Helen Boggs, Jane Clark, Andy Hatch, Jack Sipes, Karl Zeller, George Wallace.  
Absent: Bob Zimdahl, Sue Foster, Cate Meyer, Deanna Rice, Ron Splittgerber, Amy Wagner.

Community residents: Jud & Sonia Brown (q2), Danielle Monique (q1), and Nancy Wallace (q4)

We did not have a meeting quorum at 7:00, so George Wallace, acting Chair, started introductions to the Browns, who formerly attended, and Danielle Monique who just moved from quadrant 4 to quadrant 1. Karl came in about 7:20 as introductions were winding down and then 6/12 members were present.

Requested approval of minutes of April 27, 2006 meeting. (Minutes having been provided via e-mail to committee members); no corrections noted. Minutes approved.

Treasurer's Report was sent and we still have a \$156 with no outstanding expenses.

### **Old Business**

1. Replacements for Lou Kinzli's 3-yr Quad 2 representative position. Jane talked to Bob about several people, and Jud Brown has agreed to take this responsibility. Thank you Jud. (Now we have 7/13 WAC members present).

**FOR NEW MEMBERS: THE REGULAR WAC MEETING IS THE LAST THURSDAY OF THE MONTH, UP UNTIL NOVEMBER, AT 7PM AT THE WAVERLY SCHOOL. Please keep this date free.**

2. Questions resulting from the Larimer County Land Use Code readings we have been doing:

Jane questioned if she could subdivide a bare 35 acre parcel into (3) 10s. Answer: yes. She could also do a conservation easement w/ (3) 2.3 acre lots and the rest (~26 acres) in open space. Nancy Wallace said that 10 acre developments are now really more of an exception rather than an established practice.

The WCG mix of properties varies from larger acreages, 35 acre parcels, 10 & 15 acre parcels, and the micros (2.3-5 acres). Some subdivisions have covenants restricting further subdivision of lots. Some clustered subdivisions only preserve the residual property for 40 years.

George is happy to field any additional LCLUC questions which may arise in the study of this document, so email George with your questions.

3. Thanks to George for providing the electronic version of "Options For Landowners" for posting to the website. It should now be there.

4. WCG Liability. Nancy Wallace stated the WAC/ WCG would not be covered for liability under any County blanket policy, and, even if we had participants sign waivers of liability, they would not be binding. Nancy suggested the group make itself a legal entity as a non-profit organization. Initially we would have to file our by-laws and generate some articles of incorporation (Jane has a template for such). Then annually the group would have to file an annual report with the Colorado Secretary of State. We could still be sued as a group but there would be no assets, making such a suit ridiculous.

Nancy Wallace has the expertise and is willing to do the legwork for this undertaking for making the WCG a non-profit for liability purposes.

(7 of the 13 WAC members supported this issue, and an email was sent to determine additional WAC support.)

Also, Helen received a waiver of liability form from Turning Point holding them exempt from all liability claims. This document is something Bob should sign, since he is the group Chairman.

5. Sue's report of getting exemption from the Non-profit requirements of the *Coloradoan* to continue free publication of meeting notices. Sue was able to provide documentation to Amanda Koubec about the WCG being a Larimer County recognized area of influence with advisory privileges for this exemption. Thank you Sue. (The documents she provided are in the Secretary's notebook.)

6. The following decisions were made regarding the Survey:

a. All surveys will be mailed to members of all (4) quadrants plus quadrant 0.

Quadrant reps will do some follow up visits to the constituents of their choice.

Helen - 20

Jud - 25

Karl - 15

George - 30

b. Constituents will be responsible for the return postage for the survey.

c. Helen's address will be the return address for the Surveys.

d. The format will be (3) double-sided survey sheets with a double sided wrapper having the quadrant maps on one side and the mailing addresses on the other. It cannot be reduced because the information in the membership roster is already reduced, and the group consensus was to avoid elimination of any of the information.

e. It was proposed that "Return Service Requested" be used, **but Helen needs more information about this requirement if she is supposed to do anything.**

f. The Sending address is to have the Big W above the return address and the statement "Important Waverly Survey Info, Please Open" below it.

g. Kinzli will no longer be considered to pick up mailing costs. The group felt this would decrease the element of non-partisanship and that WAC members could donate \$20-25 each as has happened with past mailings.

h. Helen will get costs for two printing/ mailing options:

1. Having Ron's contact print & mail everything on white paper OR

2. Having it locally copied with the wrapper on lime green paper plus some added labor of folding, stamping, labeling, etc.

i. The survey needs to be mailed by June 15<sup>th</sup> (June 30<sup>th</sup> is the suggested return date.)

j. Helen volunteered to perform some initial categorization as surveys trickled in on the simple tally items. The open ended items will need to be categorized by a group before analysis (George says 5-6 persons is a good number for this). Some additional survey corrections were noted and have been made.

Quadrant representatives were reminded to get any database changes or new constituent addresses to Ron prior to the mailing. **SO get your corrections to Ron ASAP.**

The Survey and Full Membership Meeting Schedule will be revisited next meeting

Survey printing (90 or 485)  
Updating database  
Possible printing of labels, acquiring stamps, folding & securing, sorting for mailing  
Distribution of hand carried surveys

Before end of June all Quadrant representative delivery of surveys should be completed

July 16 need another work day for tabulation of surveys OR??

July 27 Meeting: start looking at preliminary data -  
Start framing up specific of FM Meeting (logistics, insurance req'd?, social activity, voteable items of concern at business meeting, etc)

Need another mailing for card announcing Full Membership Mtg

Aug 31 Meeting: review outline of what we specifically  
Plan to present at Annual meeting - big sections  
Identify owners for next steps

September 28 Regular WAC Meeting  
Final pass at materials for Full Membership Meeting

September 30 Full Membership Meeting  
Clean up committee

### **New Business**

1. George's water-ditch report. George handed out an informative DRAFT summary of ditch operation and laterals. Owners of ditch water rights are responsible for the maintenance of their delivery lateral ditches. George's personal interest is in encouraging more people, having water rights, to become more involved in the coordination of ordering their water and maintaining their ditches. Well sharing is also another issue. George is working on documenting a photo map with the ditch laterals, irrigation wells, and possibly the domestic wells. If you have information about such. please contribute to his effort. See document below.

**[ If George's DRAFT document does not appear here, then he did not email it within a week of the request]**

2. Community Separator and Vision Statement - Discussion of these (2) items are hereby tabled after the surveys are tabulated and the September 30<sup>th</sup> Full Membership Meeting fully planned.

3. Sue had left some fliers about the upcoming **Waverly Alumni/ Community Reunion**, July 8<sup>th</sup>, 10am -1pm+ at the Leeper Center in Wellington. She thought it would be a great way to get additional historical contacts.

"Everyone associated with the Waverly Community (past or present) is cordially invited."

The schedule is as follows:

10am-12noon	Gathering and Social time.
12 noon	Pot Luck Lunch

Please bring (if your last name starts with):

A-J Salad

K-R Meat dish

S-Z Vegetable or relish

The committee will furnish dessert and beverages (iced tea, lemonade & coffee).

“A free will offering will be taken to pay rent on the building and establish a kitty for the next reunion.”

Both Sue and Helen have the list of contact people if you need additional information.

The meeting was adjourned a little after 9:00pm.

Respectfully submitted,

Helen Boggs, Secretary