

The Spires Drainage Homeowners Association, Inc.

Community Informational Meeting (Fishers Canyon)

Location: Fire Station 16

June 25, 2024

Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 5:05 p.m.

Present were:

John Marvin	President
Michelle Grove-Reiland	Vice President
Kevin Hoag	Secretary
Wayne Booker	Treasurer
David Goddard	Director at Large
Derek Patterson	Property Manager

Mr. Marvin reviewed how the parcel along the western border of the HOA was purchased by City Parks & Recreation, going back to April of 2022. Now, two parcels make up the original section of land: 1) 86.56 acres that border the HOA and 2) 258.36 acres that are further west. Before this purchase, the ownership of this Tract was also discussed, noting that around 96 homes were to be built along the border of Wellfleet Street and Stonebeck Lane; however, the land was never developed or platted.

The primary concern is that both of the Association's Debris Flow Basins are located in this area, surrounded by City land, and there are no fences to control access.

The City provided numerous maps regarding the proposed Master Plan for Fishers Canyon (from a previous meeting), noting details from a recent City meeting for this area (possible parking lot locations, access gate, multi-use trail system, no motorized use, will bathrooms be present in the parking area(s), what are the access hours, etc.).

Parks & Recreation has expressed an interest in taking ownership of the DFBs, which would have to be done through a donation program to the City. The Board has been working with Parks to provide all historical data for each DFB, maintenance records, monitoring equipment results, the Emergency Action Plan, etc. It was noted that the HOA could donate this Tract to the City through a Quit Claim Deed, and the HOA members would not have to officially vote to approve this donation, as the DFBs are not platted.

It was noted that the HOA would remain in place if the DFBs were donated to maintain all Common Areas currently owned and operate the day-to-day business operations.

The Association dues are limited to \$300.00 per year, which makes it challenging to absorb continued increases in expenses. Mr. Booker discussed situational funding scenarios if the DFBs remained and the funding for a possible catastrophic loss insurance policy remained in place. The previous policy, secured as a specialty line with Lloyd's of London, provided up to \$2.5M of debris removal, with a \$250k deductible. Efforts have been made yearly to try and source a new carrier with no success.

The floor was opened for general discussion and input from the members.

One resident did not favor donating the DFBs, stating that most City agencies have funding concerns and may not know what is needed to maintain the assets.

If a new parking lot is made at the end of Wellfleet Street, access in winter could be a problem as snow removal is not conducted on that street, nor many other streets in the HOA.

Residents were encouraged to sign up for information with Parks & Recreation for the Fishers Canyon project, attend public meetings, and ensure their voices are heard.

Will there be a trash can(s) on site and routine service on them.

Concern for pet/horse waste flowing off the property down the existing drainage areas.

It was noted that with the purchase of this Tract, two different wildfire mitigation projects have been completed, reducing the fire risk along the western border. However, with open access, the risk would go up.

Details for the Master Plan were reviewed, noting a wish to connect the Chamberlin Trail to Cheyenne Mountain State Park using this new Tract.

Consider Wellfleet Street to be a fire road into the Park so it is plowed.

Consider closing the Park in the winter due to snow/access.

The City has already installed new wooden split rail fencing for some of the homes on Wellfleet Street, but a more substantial fence may be needed to keep people and pets from entering private lots.

There was a suggestion to route trails away from residences if possible.

Consider a parking/use permit system.

There are some erosion/water issues for Wellfleet Street emanating from this Tract, which carries debris and water down the street.

The Board of Directors will continue to work with Parks and Recreation to address different concerns, and they plan to donate both DFBs to the City this year.

The members present were encouraged to sign up/follow the City for this Fishers Canyon project (Master Plan) and to give their feedback at all future public meetings. Look for the Stay Informed bell symbol, then click the Subscribe button.

Click Here: <https://coloradosprings.gov/fisherscanyon> / FishersCanyonMP@coloradosprings.gov

Here are some of the key dates for this project:

Fall 2024
Approval of Master and Management Plan

Early 2025
Anticipated start of implementation

There being no further business, the meeting was adjourned at 6:12 p.m.



Derek Patterson
Property Manager