

Spires Fire Awareness Committee  
Meeting Minutes  
August 28, 2013

---

Mrs. Gilliam called the meeting of the Spires Fire Awareness Committee (FAC) to order at 7:00 p.m. Present were as follows:

Sandie Gilliam, Larry Gilliam, Roland Harris, Bob Thompson, Blaine Miller, Tom Speed, Janice Speed

Absent: Ben DeMeter

Guests in Attendance: Derek Patterson - Z & R Property Management,  
Lynne Garcia – Homeowner at 6280 Colfax Terrace

The July 2, 2013, meeting minutes were approved as written.

**Old Business:**

CSFD continues to patrol the area 1-3 times per week.

Patrol Report: No activity was seen at the former tiki torch/illegal campsite. Human activity was seen on trails and at the “attractive nuisance” structure with no evidence of fires.

Dirt bikes continue to enter and exit the Cheyenne Mountain Bluffs (CMB) property at the Wellfleet gate. Committee members will continue to monitor the frequency.

Derek Patterson reported on his meeting with Dale Beggs, agent of Cheyenne Mountain Bluffs (CMB), LLC development project. Mr. Beggs said he would mitigate 100 acres if the CSFD grant comes through, which may not be until February or March in 2014. It is estimated that the mitigation will incur out-of-pocket expense of \$145,000. Mr. Beggs will not take down the “attractive nuisance” structure.

Bob Thompson reported that all but the last 7 steps (50 feet) have been installed from the fire hydrant at the bottom of his driveway (at 5640 Jarman St and his lot at 5630 Jarman St) to the “punchbowl” area on CMB property. This will provide CSFD an alternate access and a water source up to the CMB property. Discussion ensued about the difficulty of hand-carrying heavy fire hose on foot up the stairs. Bob Thompson suggested that Mr. Beggs install a water line in the easement on Bob’s property up to the CMB property, culminating in a fire hydrant to eliminate the need for carrying hose. He also proposed getting Mr. Beggs’ permission to cut trees which would allow fire truck access. Blaine Miller recommended asking CSFD to tell us what they need 1) to get into the area and 2) to fight a fire safely and 3) whether that includes installation of fire hydrants. Larry Gilliam, Tom Speed and Bob Thompson plan to discuss this with CSFD. Blaine also mentioned that there is a fire hydrant at his property and that could be another CSFD access route to CMB property.

Derek Patterson stated that the Committee's by-laws do not need revision unless, in the future, the Committee is allotted budget monies. The FAC is an advisory committee to the HOA Board. The Board provides the authority for expenditures. FAC members are covered by the Board's liability insurance.

**New Business:**

Roland Harris expressed concern that the FAC or HOA Board would be asked to endorse products (in reference to a homeowner's attendance scheduled in the latter part of our meeting to present her research on foam-based fire retardant systems). Products should not be underwritten by the HOA but perhaps a section could be added to the HOA website to let homeowners know about some of the products that are available.

Sandie and Larry Gilliam will contact Lisa Czelatdko to volunteer for the planning and execution of a Fire Evacuation Drill for Broadmoor Bluffs and the Spires. Bob Thompson questioned the available evacuation routes and asked if the estate gate at the end of Irvington Court be opened in the event of a fire, allowing egress through that private property. Derek Patterson will ask Board member, Brent Mellow, to ask the property owner.

Bob Thompson stated that signs warning residents of rabid foxes are posted at Broadmoor Resort but there are no such signs of threats for Spires residents. He requested that such information be included in the HOA newsletters. Bob will follow up with Broadmoor Resort regarding their signs.

Janice Speed will send out a Neighborhood News message regarding the need to re-register with the updated El Paso/Teller Counties Reverse 9-1-1 Emergency Notification System (ENS) and provide the information to Derek Patterson for inclusion in the HOA newsletter. Roland Harris commented that it would be great to have a comprehensive package for Spires newcomers that would include such information.

**Homeowner mitigation efforts:**

Derek Patterson reported that the HOA is compiling a list of homeowners who have performed mitigation through Do-it-Yourself (D-I-Y) efforts, or CSFD grants, or HOA-sponsored events. (The CSFD-sponsored event is scheduled for September 23 in the Spires.) The HOA will contact non-participants but whether any leverage could be applied is unknown.

**A summary of the presentation by homeowner Lynne Garcia, in her own words:**

"Lynne Garcia, 6280 Colfax Terrace, spoke to the committee concerning her research of foam-based fire retardant systems. She researched various companies that sell products for the home, and found that most were simply resellers who did not service their products. Most companies did not even return her calls;

rather they referred her to their website. Consumer Fire Products was the exception to the rule. The CEO of the company called directly and talked to her for some time about the products. Lynne was impressed with the service and knowledge. However, since the time she spoke to the company, she has not been able to get back in touch with them. Most of the employees are fire fighters, and they are all in Idaho fighting the current fire. She hopes to get in touch with them and coordinate a meeting in Colorado Springs for September. When she has more information, she'll be in touch."

Roland Harris mentioned that there are private fire companies that protect individual homes.

**Assignments:**

Sandie & Larry Gilliam: Contact Lisa Czelatdko regarding a Fire Evacuation Drill for Broadmoor Bluffs and the Spires. Monitor dirt bike use of CMB property via the Wellfleet gate.

Larry Gilliam: Contact CSFD regarding their needs to fight a fire on CMB property.

Roland Harris: Investigate private fire companies that protect individual homes. Work with Tom and Blaine on additional fire hydrants and access routes for CSFD from Stonebeck Lane.

Tom Speed: Continue patrols. Work with Larry and Bob regarding CSFD needs. Work with Roland and Blaine on additional fire hydrants and access routes for CSFD from Stonebeck Lane.

Blaine Miller: Continue patrols. Work with Roland and Tom on additional fire hydrants and access routes for CSFD from Stonebeck Lane.

Bob Thompson: Complete steps for CSFD access to CMB property. Work with Larry and Tom regarding CSFD needs. Contact Broadmoor resort about their rabid fox warning sign.

Janice Speed: Prepare meeting minutes. Provide Neighborhood News message to Derek Patterson regarding re-registration for the ENS. Contact Ken Bush, of the Peregrine area, pertaining to his June request for sharing fire safety information between HOAs.

Derek Patterson: Include ENS re-registration information in HOA newsletter. Ask Brent Mellow to speak with the estate property owner at the end of Irvington Court about opening the gate and allowing egress through that private property in the event of a fire.

Janice Speed