

**TOWN OF ARRIBA**  
**BOARD OF TRUSTEES REGULAR MEETING**

**Arriba Town Hall, 711 Front Street, Arriba, CO 80804**

**Monday, January 14, 2013**

**Call to Order** Mayor Pro Tem Alex Flores called the meeting to order at 7:20. Roll call for the Arriba Town Board was read and those answering were, Bob Rush, Jody Schiffers, Troy McCue, Tyler Andersen, and Robin Tibbetts. Mayor Grundmeier was absent.

**Pledge of Allegiance** was led by Tyler Andersen.

**Public Audience** Consisted of Maria Root with Karen Kovar coming in late. They were offered five minutes to make any comments or statements but declined.

**Approval of Agenda** Trustee McCue moved to approve the agenda as presented. Trustee Rush seconded and the motion passed.

**Approval of the Minutes** Trustee Rush moved to approve the minutes of the December 10, 2012, regular meeting. Trustee McCue seconded and the motion passed.

**Approval of Accounts Receivable and Payable August** The Board reviewed the Receivables and Payables for December. There were a couple questions about a couple of the entries that were clarified by either Tom Rush or Clerk Bell. Trustee McCue made a motion to approve the December accounts receivable and payable, Trustee Rush seconded and the motion passed.

**Approval to Pay January Bills** Trustee McCue made a motion to pay the January bills as presented. Trustee Andersen seconded and the motion passed.

**Ordinance #112** It has been rumored that Cindy Remoreo has requested help with her property. Trustee Andersen volunteered to help Cindy with her property. Trustee McCue suggested that before anyone goes onto a property to help with a project that the owners sign a statement releasing the town and anyone helping from liability of damage or theft. The Littlehorn property was discussed; Trustee Tibbets had taken pictures of the property which he presented to the Board. Jason Brent's Property was discussed; Trustee Tibbets stated that he thought Jason had the majority of his issues hauled off.

**Ordinance Letter** The Board had previously approved to send Littlehorn a Certified Letter; Trustee Tibbets stated that because of the cold weather he had to rethink how he was going to approach the letter. Trustee Tibbets presented a letter to the Board. In this letter Mr. Littlehorn was given until May, 2013, to become compliant due to weather restrictions at the current time. All Board members approved the letter and signed the letter. There was a discussion on whether to send this letter to other residents in town; Trustee McCue stated that he was in favor of limiting the letter to Mr. Littlehorn at this time and the Board agreed.

**Leisure Pines Refinancing** Trustee McCue presented to the Board letters and emails that he had received from the attorney Stan Kimble. Trustee McCue stated that it looked like there needed to be an ordinance passed in order to refinance Leisure Pines. Trustee McCue made a motion to proceed with the effort to refinance Leisure Pines with the final decision being decreed with the ordinance and being voted in after a public hearing and public notice. Trustee McCue also suggested that he bring ordinance language from Stan Kimble to the Action Meeting that would be held on January 29<sup>th</sup> for the board to review. Trustee McCue also presented a cash flow from Leisure Pines to the Board. Right now the occupancy was at 80%. Trustee Schiffers questioned why Leisure Pines was so far behind on the water and sewer bill and why it hadn't been included in the delinquent report that the clerk was giving each month. Clerk Bell stated that due to the fact that the water can not be shut off to Leisure Pines, she had been told that there was very little that could be done with that account, and further, due to the personnel changes last year the account had been neglected. Other items in the cash flow were discussed at length and Trustee McCue stated that some of the expenses could be combined with the town's property and could be lowered significantly. Revamping the dynamics of employees and adding options to Leisure Pines was discussed. HUD subsidy was discussed and whether it would continue to be available. The ownership of Leisure Pine was also discussed. Trustee McCue agreed that he needed to find the deed of trust. Trustee Rush moved to proceed forward with the proceedings to purchase Leisure pines in the amount of \$5200. Trustee McCue seconded. More discussions followed, Trustee Tibbets wanted the ordinance clarified, which Trustee McCue stated that the ordinance would be written to lay out all the specifications of how the transaction would be done with the USDA, so that there would be full public transparency and a public hearing. Trustee Tibbets voiced concern that the community has a voice in this. Occupancy history was requested. Outback express was discussed and how it affects the residents. A vote was taken and all trustees voted in favor of the proceedings of the ordinance to refinance Leisure Pines

**Planning for New Maintainer** Tom Rush made a suggestion to fix the maintainer that the Town currently owned. A discussion followed on what needed to be fixed, Tom Rush stated that he believed he could probably get it fixed for about \$2000 or less. The Board agreed that fixing the Town's maintainer would be the course of action and this would be removed from the agenda.

**Second Meeting** A discussion followed on when the action meeting would be held January 29<sup>th</sup> was the date that was decided. The time was set for 7:30pm.

**SIPA** Clerk Bell presented information about SIPA, the information included how it works, fees, equipment required, 2 different agreements that would be needed. Once the agreements were filled out it would take about 4-6 months before the town would be able to accept payments by credit cards. Trustee McCue moved to proceed with the SIPA, Trustee Schiffers seconded and the motion passed.

**Maintenance Report** Tom Rush had nothing new to report.

**Clerks Report** Clerk Bell requested that any negative comments please be stopped. She also gave an update on the town getting a debit or credit card. The bank suggested purchasing a prepaid card. Trustee Rush moved to purchase a \$300 prepaid card for only purchases that could otherwise not be paid by check. Trustee Schiffers seconded and the motion passed. Lauer, Szabo, & Associates sent a letter to engage their services for 2013. Trustee McCue moved to continue using Lauer, Szabo & Associates for 2013. Trustee Schiffers seconded and the motion passed. Reference books from CML had been approved at a prior meeting, but updated copies would not be out till later this year other options were discussed. The Board decided to wait until the updated editions were available. Pet over-population was discussed, Trustee McCue moved to renew it up to \$250. Trustee Schiffers seconded and the motion passed. Business cards for Clerk Bell were approved. The water monitoring schedule would be at the Town Hall for anyone that is interested.

Water shut off notices were discussed. The Board discussed two different accounts that were \$200 or more behind on their water bill it was agreed that the board would accept 60% of the bill with the expectation that it would be caught up in the next month.

**Treasurer's Report** The Board agreed that it was not available at this time.

**Trustees Report** Trustee Rush gave an update on the interstate project, last meeting Trustee Rush had suggested that the out of town wells be restructured for this project. He had contacted Pat Parker about the project, and his recommendations were to put in a vault and a back flow preventer and invest quite a bit of money into the project. There would be no state violations. A discussion followed. At this point it would be a matter of weather or not the Board wanted to invest the money and time into it. Selling sewer water

was discussed. Trustee Tibbets requested that Clerk Bell take some clerk training. The Board agreed that they would pay for expenses associated with the training. Trustee McCue stated that he felt The Board should make sure that they were supporting the Towns staff and to also make sure that any time that Josie Hart had accumulated in helping Clerk Bell be paid. Trustee Schiffers mentioned that the AED had finally made an appearance at Town Hall.

**Mayor Report.** Mayor Pro Tem Flores had nothing to report.

**Adjournment** There being no further business to bring before the Board, Trustee McCue moved to adjourn the meeting, Trustee Rush seconded. Mayor Pro Tem Flores adjourned the meeting at 9:30 p.m.

Submitted by Steffanie Bell

Signed by \_\_\_\_\_

Approved by the Board on \_\_\_\_\_

