

C4 Board of Directors  
Meeting Minutes  
Wednesday, 23 April 2008

In attendance: Joe Arbuckle, Lockett Pittman, John & Sally Brandenburg, Kirk Charbonneau, Jim Jones, Bob Dreher and visitors Charles & Alice Proctor.

Joe called the meeting to order at 1pm.

Attendance and Participation:

Joe expressed concern that we need more participation in C4 activities and that attendance at meetings seems to be declining. Discussion included suggestions that we publish the agenda in the Tribune highlighting topics that are of common interest and possibly controversial and have guest speakers to talk on important issues. Bob commented that it would be a shame for C4 to go the way of other groups that just run out of steam and participation. Paul Snyder made the point that sustainability of a group like C4 is difficult unless there are current and important issues in the community, that participation should be expected to be cyclical. The most important thing we need to do is to keep our core membership active and jump on major issues when they arise.

Issues:

Joe commented that the current major issues facing C4 include water, membership on the Planning Commission, the Candidate Forum, and Conflict of Interest. We need to keep the spotlight on big issues while keeping up visibility and position papers.

Politics: Question was asked if C4 needs to get political. Generated discussion regarding our charter and current non-political position. Consensus was that we should remain non-political and continue on our current path.

Next Membership Meeting: Discussed when we should have the next membership meeting. Tentatively selected Wednesday, 28 May at Cliff Lanes. The meeting room has been reserved. Discussed inviting Steve Whitty, Water Engineer to attend and present. Discussed inviting representatives from Security to come to discuss their H2O ranch purchase to share their vision of how they will handle the water and the land. Paul Snyder suggested we have Upper Ark representatives attend and share their vision of the augmentation plan currently under consideration.

H2O Ranch: Discussed the impact the sale of the H2O will have on the Valley and the County and how it could hurt or even help the County in the long run. Questioned what will happen once the water is gone; Develop, sell to a developer, sell to someone who would do a Conservation Easement, leave it fallow???

Joe asked Paul to work with the water committee to explore the idea of Fountain representatives come to present at a C4 meeting.

Water: Discussion of water issues. Joe suggested we may want to consider having a Water Forum similar to the Candidate Forum we are sponsoring for the BOCC elections. Everyone is in agreement that water is the single most important issue for C4 and the single most important asset in the County.

BOCC Candidate Forum: Lockett discussed the progress on the Candidate Forum. Explained the communication process, candidate notification, format of the forum, that it is scheduled for 30 July and that options are open to conduct a second forum. Joe expressed concern that the process of obtaining questions would weaken the hard-hitting questions he had envisioned for the Forum. Discussed the process of question selection. Questions will be submitted by email to countyforum@yahoo.com

Or by USPS to:

CCMCC

Attn: County Forum

P.O. Box 81

Westcliffe, CO 81252

Conflict of Interest: Joe commented that our next position paper would address conflict of interest and standards of ethics by elected officials. Current work in progress.

Mineral Rights and Ag Exemptions: Lockett discussed the visit he and Cindy Howard had with JD Henrich, the County Assessor. Explained that mineral rights ownership records are maintained by the County and the Assessor's office can provide the information regarding ownership. Told us that JD shared with them that oil and gas reserves have been explored in the County and that no meaningful oil or gas is available to drill. Paul Snyder suggested that another method of determining mineral rights ownership is in the Title Insurance Policy issued at the time of real estate transfer. Lockett discussed JD's comments regarding Ag exemptions. JD shared that the TABOR and the Gallagher Amendment would prevent the County from collecting any more revenue but would only shift the tax burden around. JD also suggested that annual aerial photos be taken of the H20 Ranch to document changes over time as a result of the dry-up by Security.

Meeting ended at 2:40pm.

Respectfully Submitted,  
Bob Dreher, C4