



Minutes of the Board of Director's Special Meeting  
5:30 pm, January 14, 2019  
Rocky Mountain Climbers Club Room (lower level of the Community House)

**Directors Present:** Nan Anderson, Linda Arroyo-Holmstrom (via conference phone), Henry Beer, Bill Briggs, Frank Bruno, Anne Clemons (via conference phone), Mike Franson (via conference phone), Bob Morehouse, Lisa Morzel, Bruce Neumann, Julie Rogers, Margaret Ryder, Cindy Schmidt, Star Waring

**Directors Absent:** Dan Corson

**Staff:** Shelly Benford, Charlotte O'Donnell, Wanona Tara

**Visitors Present:** Catherine Long-Gates, Deb van den Honert, Kathleen Woodberry

**Background:**

Given further revisions to the Galey Cottage Management Plan and requests for further discussion on the matter, rather than handling the vote by email, President Schmidt called a special meeting pursuant to Article V, Section 2 of the Bylaws. Notice was sent to all board members and posted for the public on January 10<sup>th</sup>, 2019, more than 48 hours in advance as required by the Bylaws. The purpose of the meeting was to discuss and vote on revisions to the Galey Cottage Management Plan to be submitted to the City of Boulder Planning Board. The vote taken at the meeting was in lieu of the vote requested by email earlier in the week. Although a majority of board members voted in favor of the motion to adopt the recommended revisions to the Management Plan, the process was interrupted before all board members had voted. The process was interrupted in favor of a formal meeting to accommodate further discussion. Therefore, according to Article V, Section 6 of the Bylaws, that email vote was not considered complete.

To accommodate the discussion and vote, CCA delayed the hearing at the Planning Board until February 7<sup>th</sup>. In order to avoid construction delays and additional expense, the contractor has been authorized to proceed with a commercial renovation of the building, which will include an ADA lift. The lift will make the Galey Cottage ADA-compliant whether it is used for residential or mixed use.

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**I. CALL TO ORDER; DETERMINATION OF QUORUM**

President Schmidt called the meeting to order at 5:33pm and determined that a quorum was present for conducting business.

**II. PUBLIC PARTICIPATION**

None of the guests present wished to speak.

**III. GALEY COTTAGE REVISED MANAGEMENT PLAN**

President Schmidt thanked the volunteer facilitation team. She then reviewed the chronology of the application process including the withdrawal of the original application in July 2018, meetings with the Cottager Task-Force through August of 2018, the resubmittal of a revised Management Plan in September 2018, and the further delay of the Planning Board hearing to accommodate facilitated meetings with cottager representatives. She clarified that the Management Plan is part of the Application



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for the Change of Use. The Management Plan, as revised at this meeting, will be sent to the Planning Board as an amendment to the application which will not require resubmittal or further delay of the hearing.

Ms. Waring moved (Mr. Bruno seconded) to approve the revised Galey Cottage Management Plan as included in the board packet. The officers of the Corporation are authorized to further revise the terms of the Plan as recommended by counsel to the Association and to execute all other documents necessary or convenient to carry out the terms of this action.

Ms. Anderson moved (Ms. Morzel seconded) to amend the "Conditions of Use - Events" section to clarify "the purpose of these touchpoints [with Cottager representatives during the first year] is to "determine corrective action, if warranted."

The conference line service was interrupted at this point. Mr. Franson, Ms. Clemons, and Ms. Arroyo-Holmstrom were called back on the conference line before business proceeded. Due to technical difficulties, no public phone line was available for the rest of the meeting.

Ms. Ryder expressed concern that meeting during the course of the first year of operation was not a long enough time period to fully address concerns. The clause "or longer if deemed necessary" was suggested so these check-ins could continue if needed.

Mr. Franson and Mr. Beer stated they felt the word "touch point" was too vague and suggested using the word "meeting" instead, with the understanding that a meeting may include a conference call or other remote participation. The board agreed.

With these amendments, the conclusion of the "Conditions of Use - Events" section would read as follows (edits and additions underlined): "These measurements and valid complaints will be included in the data provided to the Cottager-Elected Board Representative and to the Cottager's Association at quarterly meetings during the course of the first year of operation, or longer if deemed necessary. The purpose of these meetings is to determine corrective action, if warranted." The motion to accept these amendments of the Conditions of Use and replace subsequent uses of the word "touch-point" with "meeting" passed (14-0-0).

Ms. Anderson moved (Mr. Bruno seconded) to add the following clause to specify limitations on tent use: "CCA does not allow private event guests to erect tents on CCA property. If ever there is a desire for a tented event on the Galey property, CCA will discuss the event with a representative of the Cottager's Association to see if there are any objections."

Mr. Beer suggested the inclusion of "other shade structures." CCA does not currently have a policy regarding tents, and Ms. Tara explained that tents are typically only used on the Auditorium Terrace and Dining Hall Parking Lot, and once at the Missions House.

Ms. Ryder inquired why the Management Plan mentioned that Change of Use would apply to lots 3, 4, and 5. Ms. Benford checked with Mr. Medanich via phone and clarified that the Galey Cottage and its yard occupy those three lots.

Ms. Ryder expressed concern that cottager representatives would be consulted, but their opinion would not hold "weight" in determining if a tent was allowed. Mr. Beer stated that he believed mandatory review was appropriate in this case, but that CCA should not have to seek approval.

Since there is not currently a policy, the first sentence was removed. The clause was amended as follows: "Tents and other temporary structures: If ever there is a desire for a tented event on the Galey property, CCA will meet with the Cottager-Elected



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Board Representative and a representative of Colorado Chautauqua Cottager's Association to see if there are any objections and to address any concerns." The motion passed as amended (12-2-0).

Ms. Anderson stated that the term "amplified music" is extremely complicated and needed further clarification. Previously the management plan included "Amplified music is not allowed," but following the facilitation, references to amplified music were replaced with requirements to abide by the City of Boulder's noise ordinance. During the facilitated meetings, cottagers expressed concern that the term "amplification" was no longer in the Management Plan, and Ms. Anderson worked to find language that would satisfy this request.

Ms. Anderson moved to include a clause stating, "No amplified music including devices such as public address systems, loud speakers, bull horns, external speakers to amplify musical sounds, but not including all phones, ringtones, hearing aids, background music, clock radios, sound associated with presentation or use for green room purposes."

Ms. Anderson reported that she spoke with two acousticians based in Boulder because the facilitation team was having difficulty defining amplified music. The two acousticians reiterated that "amplification is anything that involves power" and recommended that CCA use the professional standards followed by the City of Boulder, which rely on decibel measurements instead of an arbitrary definition of what qualifies as amplification.

Ms. Ryder stated that she had held events in the arboretum in Dallas that specifically prohibited amplified music and thought amplified music should be prohibited in Galey Cottage. She felt the cottagers had been promised language prohibiting amplified music would be included in the Management Plan. Ms. Anderson responded that it was not possible to include such language since it was impossible to define amplification appropriately.

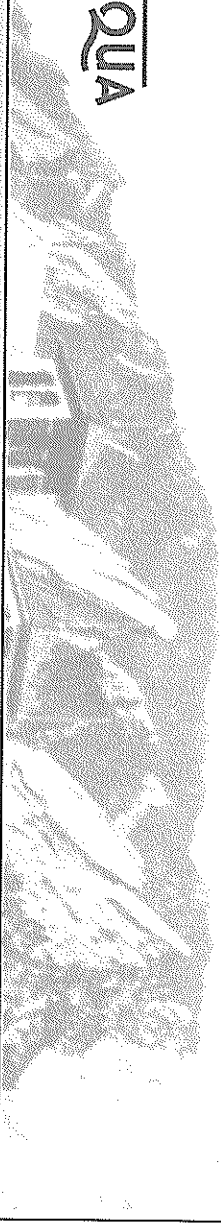
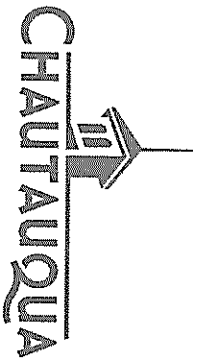
The motion died for lack of a second.

Mr. Beer moved (Ms. Morzel seconded) to replace the clause "Drums are not allowed," with "Struck percussive devices are not allowed, except for stringed instruments." The motion passed (14-0-0).

Ms. Schmidt moved (Mr. Beer seconded) that the following revisions be made under the description of Facilitated Meetings. Instead of "Despite having reached agreement on the above revisions during the summer," the paragraph will begin with "Despite CCA having made the above revisions to the Management Plan following summer discussions with cottager representatives," and the word "agreements" will be replaced with "changes" in subsequent paragraphs. The motion passed (14-0-0).

Ms. Ryder expressed concern that more vehicles, sound, and people would be present further up the hill on Golden Rod due to use of the Galey Cottage. She stated that noise on patios carries to 5 or 6 houses away, so she believes that noise on the deck of the Galey Cottage could negatively impact hikers and wildlife.

Ms. Anderson explained that the addition of an imaginary property line around the Galey Cottage where sound would be measured to determine compliance with City Noise Ordinances is more restrictive than the actual property line at the park's edge. Ms. Anderson clarified that rooms on the south side of the Galey Cottage would not be used for events, which will further limit any noise on the property line created between the Galey Cottage and Cottage #2.



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Ms. Waring reiterated that issues can also be addressed at the quarterly meetings.

Ms. Ryder expressed concern about traffic and other impacts as well. Ms. Schmidt reviewed the additional plans to reduce parking and congestion problems added to the Management Plan following the facilitation. Ms. Ryder added that she believes there are fewer restrictions in the current Management Plan than before the facilitated meetings.

President Schmidt restated the motion to approve the revised Galey Cottage Management Plan as amended. The officers of the Corporation are authorized to further revise the terms of the Plan as recommended by counsel to the Association and to execute all other documents necessary or convenient to carry out the terms of this action. The motion passed (11-2-1).

The revisions approved at the meeting will be incorporated into an updated Management Plan and submitted to the Planning Board.

Mr. Franson left the meeting.

#### IV. ADJOURN

At 6:50 pm Ms. Morzel moved (Ms. Anderson seconded) that the board adjourn. The motion passed (13-0-0).

William Briggs  
Secretary, CCA Board of Directors