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Date: Thu, May 7, 2026 at 2:48 PM

Subject: GCCHLOA follow up items

To: Laurie Beckel <lfbdewdrop6852@gmail.com>, Melissa Pierce <upperpisgah@gmail.com>

Cc: Michelle Tyler <micchad77@gmail.com>, Curtis DePoyster (GCCHLA Webmaster/Board) <Curtis@yorkgulch.com>

Thanks again for the meeting and discussion, hope it helped the group.

I am attaching the Operation and Maintenance Plan (O&M).

- Rolling Dips : per the O&M plan the association is allowed to maintain rolling dips, I am providing the specification sheet for that work. Still no changes to the width of the road and driving surface.
- Culverts: the association is allowed to clean out culverts, but replacing culverts is not included in the O&M plan, we may want to add this to the new plan. So any culvert replacement needs forest service review, just need to know location, size and material and if this drainage culvert or an actual water/stream crossing.

Existing use, spur road, driveway definition: A driveway already in use, or shown on the Exhibit A maps, or already on the ground that would allow vehicle traffic in “as is” condition.

If something needs construction to meet county standards, then an authorization and review from forest service will be needed to determine if there would be impacts to National Forest Systems lands.

Categorically Excluded Clause and No Documentation Required

7 CFR 1b.4 (25) (USDA-25c-USFS) Sale or exchange of land or interest in land and resources where resulting land uses remain essentially the same.

Timeline/Steps for 2027

Exhibit B list: follow up meeting to reconcile the list with HOA board and members and Clear Creek County map.

See if there is a need to GPS roads and driveways for a better map.

Provide an example updated easement document and form for review. Attached.

Updates to O&M Plan

Feel free to forward this information.

Any questions let me know. Thanks, Nicole

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