

**Family Advisory Committee Meeting
July 25, 2009
Minutes**

The Family Advisory Committee held their annual meeting on July 25, 2009, at 10:00 a.m. at the cabin. Those in attendance were:

Dean Pedersen, Co-Trustee
Becky Modlin - Harold's Clan
Donna Koehler - Stan's Clan
Linda Schneider - Evelyn's Clan
Paul Pedersen - Warren's Clan
Bob Slizeski - JoAnne's Clan
Chris Pedersen - Gordon's Clan
Gordon Pedersen
Larry Pedersen, Co-Trustee, was unable to attend.

Agenda:

1. Trustee's financial report
2. Operational matters (all)
 - a. Finances—how we can sustain the trust monies?
 - b. Pine beetle problems
3. Lucia—discussion about the future of the trust
4. Adjourn.

1. The transfer from Gordon as Trustee to Larry and Dean as co-trustees is final. Larry was not present, but a report through June 30, 2009, was presented. Gordon explained the Trust, the expenses, and the investments. The financial picture is bleak for now, but Gordon anticipates that we will regain the losses from last fall (which happened to everyone) if we are patient and leave the investments where they are. The balance sheet shows a total of \$69,858.74 (\$34,020.46 in cash and \$35,838.28 in investments). Last year at this time, there was \$102,264. Although there was a loss, we have to remember how the past years did very well, thanks to Gordon, and we were able to upgrade many things in the cabin. Things to consider for the next year:

- Major expenditures (property taxes, insurance, and propane) and improvements have been paid out of the income in the past. No major improvements will be made over the next few years. The necessary yearly expenses will continue to be paid out of the trust monies; but due to the fact that the income in the future is unknown and probably won't cover these expenses for a few years, a discussion was held about our options. Suggestions:

- We have in place a modest, voluntary cabin usage fee to cover propane, utilities, etc., of \$5 per night per family. This fund was started with \$100. Families should add in the amount given to the fund on the list. Families can use this fund when staying at the cabin for small expenditures that might occur when a family is staying at the cabin, e.g. filling the propane tank for the grill or purchasing batteries for the smoke alarms. If you use any money out of the petty cash, please put your receipt back in the petty cash box. Any excess in the petty cash at the end of the year will go towards restocking of supplies or utilities. Please consider bringing some supplies with you so that we don't eat up the petty cash on everyday items, i.e. paper towels, toilet paper. **If families feel they can contribute more than the \$5 per night, that would be much appreciated.**
- We had a discussion about requesting voluntary donations from family, and if anyone felt they would want to contribute anything, it could be sent directly to Larry and added to the cash balance for necessary expenses listed later in these notes. It would be strictly voluntary and would be kept confidential. Larry would be the only one with access to the records. Family representatives thought this was a good idea. Donna will compose an email and send something out.
- It was a general consensus that we would need to have some income in order to pay the yearly expenses (property taxes, insurance, propane). It was decided that we would talk with Gene at Range Realty about handling the cabin as a vacation rental, perhaps starting May 1 of 2010 through October 30, 2010, two weeks out of each month. This would allow each family to be able to use the cabin some during that period but would still provide some income to pay the expenses. Gordon has used Gene and said he does a nice job. It was felt that this would be a better option than VRBO (Vacation Rental by Owner), as no one really has the time to manage such a large project.
- Linda, Donna, and Larry will meet with Gene sometime in October to find out what we need to do to get the cabin ready for rental next spring. The issues in the next bulleted list will be discussed with Gene and will be done if necessary.
- In order to be able to rent the cabin as a vacation rental, we will need to consider the following:
 - There must be plenty of water. Although the well is full now due to the wet spring and summer, we decided that putting in a 2000 gallon holding tank alongside the existing 1000 gallon tank would supply plenty of water. If we had a dry year, water could be hauled and the tanks could be filled. We discussed city water and digging a deeper well, but these are not financially feasible at this time. We will look into installing the holding tank next February/March.
 - The hot water heater is still not working properly, and although repairs have been made, it is not reliable. Linda

will ask David to check into a 40-gallon hot water heater that would better fit in the location of the existing hot water heater (shorter but bigger in diameter). Talked about having a hot water heater that could be turned down when not in use.

- Some of the furniture needs to be replaced, as the foam cushions have turned to dust. Donna will ask some other family members if they would be willing to shop for used furniture. Larry, previous to the meeting, had suggested we should be able to make the necessary purchases for less than \$700. Linda said Christie has a sofa bed that could replace the existing sofa bed, it's very comfortable. She will take a photo and send to Karyn. Dean also has a sofa and recliner that could be used. Would also need an armoire in the far bedroom—something inexpensive from Walmart or Target can be purchased—height may be a problem.
 - The curtains on the front and side windows are in bad shape. It was decided that instead of replacing them, we would take them down, including the rods, and leave it open. Curtains are really not necessary.
 - Due to safety issues and egress in the event of a fire, the bedroom windows need to be replaced prior to renting. We will ask Greg to give us an estimate about replacing the bedroom windows, including labor.
 - The patio door lock is difficult to use and sometimes doesn't get locked. We will leave this for the time being, but will consider changing the lock at some point. Down the road, a French door could be considered.
 - We will look into cable and internet access in the spring prior to the rental starting, as this would most likely be necessary.
 - Will want to increase liability coverage with our insurance company next spring.
 - Need to have Greg install something in the loft window to prevent any children from falling through the window.
 - Other: Paint the bedroom closet and replace the folding door—it's broken. Put in some shelving for storage.
- We discussed the possibility of renting out the picnic grounds for weddings or family reunions (include the cabin as part of the package). There are potential problems with this (i.e. the zoning doesn't allow it). It could be done perhaps once or twice over the summer, but we will discuss with Gene at Range Realty.
2. We had about 25 trees sprayed for pine beetles around the cabin and at the picnic area. We will continue to do this annually and try to coordinate with Lucia, Becky, Dean, Joanne, and Warren (if they choose). We might be able to get a discount.

3. Lucia would like to have a meeting with family in September or October about the future of the trust. An announcement will go out when a date is set. The trust will end when all of Dagmar and John's children are deceased (which is probably about 40 years, right Gordon?)
4. There was a spring clean-up in May to clean both the inside of the cabin and outside grounds around the cabin. Many family members showed up to help. Thank you all! It was decided that we would set a date to be the same Saturday each year so that people would know when to plan if they can help. An announcement will go out each spring for this date. It will most likely regularly be the Saturday after Mother's Day in May of each year.
5. Reservation system is going great! Encourage your families to use the cabin as a nice get-away. You can make your reservations through the appropriate family representative for the month you want.
6. Family Website is working well. Keep sending in your birth and wedding announcements and photos, family vacations, and anything else you would like to share to Greg. Everyone loves it, and we can all keep up with what's going on with each other throughout the year. **It would be helpful if all family members would keep him in mind when they get new email addresses and send them to him to keep it up-to-date. Also send any email changes to Donna so she can keep the distributions lists current.**

Gordon presented the antique smoking stand that Dagmar's father made. He will leave it in the cabin. It's beautiful! Check it out next time you are there.

We all thank Gordon for his generous contributions in handling the Trust throughout the years.

Many thanks to all family members who helped with legal issues, construction, repairs, finances, plumbing, electrical, cleaning, fire mitigation, and so many other things. You are all wonderful! I could start naming, but then I would probably leave someone out. A very special thanks to Warren for keeping the well full for our visits to the cabin!

Next Family Advisory Meeting will be Saturday, July 24, 2010. Time TBD.
Next family reunion will be Sunday, July 25, 2010, at the picnic grounds.
Next cabin cleanup day will be set for May, 2010.

The meeting was adjourned, and the golfing and partying began!

That it! Have a wonderful rest of the year, and God bless you all.

Donna

Other things to consider in a few years (from 2008 meeting):

- **The roof still needs to be replaced, but can probably be put off for a year or two.**
- **The chimney needs cleaning.**
- **A newer microwave oven is still needed.**

- Last year there was a discussion about the taste and the safety of the water. It was suggested that we talk to John Waldo about putting a cap of chlorine bleach into the cistern periodically. A water tap would cost about \$10,000 to \$15,000, and it was thought that we would have to annex as part of the City of Estes to purchase one. This does not seem like a feasible idea at this time. There was also a suggestion to purchase and install a water filter under the kitchen sink.
- Electrical outlets for the picnic and for camping at the picnic ground were discussed. Linda's son-in-law can trench, and Paul could install the electrical.
- Becky has access to nice patio furniture for the deck.
- The possibility of building a picnic shelter or a gazebo was discussed, but the cost would be high. Renting a tent for the reunion might be a better option for the time being.
- 2008 Reunion Committee was discussed. Steph Whitton did an excellent job this past spring in getting information out to all of our family. We have asked Steph to help again next year, and Linda Schneider, Becky Modlin and Donna offered to help. It was suggested that we send out postcard reminders in January to remind family members to save the date and put in on their calendars. Next year it will be July 25, 26, and 27th (Friday, Saturday, and Sunday). Mailing out the invitations by snail mail was very successful. (Let's try this again for 2009—didn't do in 2008 and had a small turnout) (We totally forgot to do this for 2009—try again in 2010. The turnout on Sunday was not as good as in the past.)
- Cabin clean-up after usage: There is presently a framed "instruction" sheet on the dining room table. Basically, we request that you leave the cabin in a clean condition and try to remember to take some of the everyday supplies with you to replenish what you use (e.g. toilet paper).
- Encouraging usage of cabin: Greg is able to send out an email message to all those who are listed. It was requested that he send out quarterly reminders about keeping the cabin in mind as a "get-away" and to check out the family website for making reservations.
- There was a discussion about a once-a-year spring cleaning. Donna will set a date each spring in May and send out a notice to everyone to help out.