

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**Saturday, April 21, 2018**

**I) CALL TO ORDER & RULES OF CONDUCT – PRESIDENT MARK RICHWINE**

**A) ROLL CALL OF DIRECTORS**

The meeting was called to order at 1:33 p.m. by President Mark Richwine. Board members present were: Mark Richwine, Judy Anderson, Bill Miller and Jim Butler . Bob Wooley absent and excused. Bob gave his proxy to Mark R. Also present was Rudy Thompson, Dorman Association Management.

**B) Quorum**

A quorum of the Board was present.

**C) Approval of March 2018 Meeting Minutes**

A motion was made by Bill M. and seconded by Judy A. to approve the March Meeting minutes as written. **The motion was passed by the Board Members Present and by Proxy.**

**II) BOARD OF DIRECTORS REPORT- PRESIDENT MARK RICHWINE**

**A) Executive Session Report**

Items discussed included legal issues and settlement agreement.

**III) FINANCIAL REPORT – TREASURER – BILL MILLER**

**A) Approval of March 2018 Financial Statements**

Included in the packets were the financial summary and balance sheet. A motion was made by Mark R. and seconded by Judy A. to approve the March financial statements. **The motion was passed by the Board Members Present and by Proxy**

**IV) OFFICE LIAISON REPORT – SECRETARY – JUDY ANDERSON**

**A) HindmanSanchez- Community Essentials**

Community Essentials was included in the handout.

**V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT - BOB WOOLEY**

**A) ACC Submissions**

07-018	Approved	Groen	driveway	39 Wildhorse Circle
06-081	Approved	Schullek	driveway	953 Golden Cycle Circle
19/3-056	Approved	Corder	horse fence	1531 Yorktown Rd
16-074A	Approved	Phillips	tree cutting	987 Bennett Dr.
17-005	Denied	Burgess	New Home	1087 Princess Road
17-014	Approved	Edwards	driveway	1104 May Queen Dr.
16-037B	Approved	Hartz	Dog Run	343 May Queen Dr.
20-031	Approved	Daye	New Roof	205 Hillside
06-062	Approved	Christensen	New Roof	177 Golden Cycle Cir

**B) Variance Requests**

F17      L014      525 Wilson Way      Tuff Shed w/o a house

ACC rules state that no outbuilding can be erected without a house on the property. An outbuilding can be erected if house/outbuilding plans are submitted together.

A motion was made by Mark R. and seconded by Jim B. to approve the variance request to erect an outbuilding without a house.

**The motion for the variance request to was denied with a vote of 4 no and 1 abstention.**

**C) Complaints/Violations**

19/1-037    525 Wilson Way      cutting trees/driveway w/o Approval    Letter was sent

06-081      953 Golden Cycle Cir    cutting trees/driveway w/o Approval    Letter was sent

OUTSIDE OF CCME

Troy & Hillside

Shooting Explosives

There is NO SHOOTING permitted in the CCME subdivision. Letters were sent to the owners near the area and a mass email was also sent out. An article regarding this issue was in the newsletter

**VI) MAINTENANCE REPORT- BOB WOOLEY – by Mark Richwine**

**A) Maintenance List**

An itemized maintenance list was included in the handout.

John G. has been very busy with completing upgrades. The dehumidifier for the pool area has been installed and is currently working. A thermostat/hydrostat switch has been installed and is working great. This has greatly improved the moisture content in the pool area.

There were plumbing issues again due to people flushing items other than human waste or TP down the toilets. The men's bathroom has been shut due to the removal of the damaged flooring and concrete. John G. will be pouring new concrete and will paint the new floor. The septic tank was pumped out. Rocks, rags, and towels along with a numerous other non-human waste were found in the septic tank. The pump truck had to stop pumping a few times to unclog the pump lines due to the amount of debris that was in the septic tank.

**VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER**

Jim B. is still looking for a truck for the POA.

Jim will be getting three bids for installing the concrete swale in the driveway/parking areas.

**VIII) MEMBERSHIP & AMENITIES REPORT- MARK RICHWINE**

The pool and workout room is great. A secure pass door will be installed down stairs directly across from fitness room door to prevent access to the bathrooms and hallway to the pool when that area is or needs to be shut down.

**IX) COMMUNICATIONS – DIRECTOR JUDY ANDERSON**

**A) Annual Meeting- Saturday, July 28, 2018 at 9:30a.m.**

The CCME Annual Meeting of Members will be held July 28, 2018 at 9:30 am at the CCMEPOA clubhouse. Lunch will be catered.

**X) OLD BUSINESS**

None

**XI) NEW BUSINESS**

Greg Kelley from Mountain Tree Spraying attended the meeting. He spoke about the need to spray trees within CCME due to a problem arising with the trees from the lack of moisture this winter. There is a good possibility that the trees will be hard hit with an infestation of the bud worm. The bud worms bring beetles that kill the trees. Mountain Tree Spraying would be happy to come to your property to inspect the trees. This is the ideal time to spray the trees. Please call 719-396-0753 if property owners are interested. Mountain Tree Spraying will also be making a presentation at the CCMEPOA Annual meeting in July.


**XII) PUBLIC COMMENT (3 minutes Time Limit)**

Mark R. stated he will be in the process of getting propane prices for the members of CCME.

**XIII) ADJOURN**

The meeting was adjourned at 2:05 p.m. The Board re-convened into executive session.

Respectfully submitted this 27th day of April, 2018.

  
\_\_\_\_\_  
Judy Anderson, Secretary/Office Liaison  
tg/JJG

Reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mark Richwine, President