

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

ZOOM AND IN-PERSON ANNUAL MEETING MINUTES

Saturday, August 21, 2021, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:32 a.m.

Board Members present: Bob Wooley, Mark Richwine, Ray Zittlosen, Paul Schaiberger and Jim Butler.

B) Quorum

A quorum of the Board was present.

C) Approval of July 2021 Meeting Minutes.

A motion was made by Mark Richwine, seconded by Ray Zittlosen, to approve the July 2021 Meeting Minutes. **The motion was passed by the Board Members.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – BOB WOOLEY

A) Executive Session Report of August 2021.

Jeff Helner, At-Large Board Member, has resigned from the board. He is too busy with running his four businesses. Another member is interested in the position and the board with contact her to see if she wants the position.

B) Status of the ponds. There is one on Wilson Way, two on Gold Kin and two on Yorktown. The board has met with Dennis Jones and more information will follow when they have updates.

III) FINANCIAL REPORT – TREASURER – RAY ZITTLOSEN

A) Approval of July 2021 Financial Statements

A motion was made by Bob Wooley, seconded by Mark Richwine, to approve the July 2021 Financial Statements. **The motion was passed by the Board Members.**

B) Annual Financial Audit Statement – see attached

IV) OPERATIONS REPORT – BRENDA PELAEZ

A) Kris Snare resignation. Brenda has accepted the full-time position of Office Manager. Karen Garcia has been hired as a part-time employee. The Board looked internally because association members are vested in the community.

B) Barb Blohowiak has offered to volunteer and cover the office and phones this month, while staff is out of the office. This is much appreciated.

C) The rumors that have been going around the association and on Facebook were addressed and they are not true. It is gossip and they have for factual basis. The board encouraged members to ask the source if they have questions about things.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – MARK RICHWINE

A) ACC Submissions

17-040A	Seabrook	Stain & Paint	747 May Queen Drive	Approved
19/2-026	TMC Mtn Prop	New home-time extension	86 Rattler Way	Approved
19/2-035	TMC Mtn Prop	New home-time extension	621 Yorktown	Approved
22-062	TMC Mtn Prop	New home-time extension	762 Wellington	Approved
23-022	Martell	Driveway	376 Sunset Drive	Pending
16-034	Aeortech Bus	New home	22 Tuscanora Drive	Approved
23-135	McCleary	Paint house & trim	54 Troy Drive	Approved
16-37B	Hartz	Planter & block wall	434 May Queen Drive	Approved
11-038	Fowler	Septic repair	457 Little Topsy Drive	Approved
11-022	Skottegaard	New roof	394 Little Topsy Drive	Approved
17-005	McNeel	New Home	1087 Princess Road	Pending
23-173	VanWinkle	Deck restrain	1120 Troy Drive	Approved
16-001	Blocksage	New home, driveway	92 May Queen	Approved
23-143A	Maltry	Fence	219 Troy Drive	Approved
06-044	B. Hocking	New Home	144 Golden Cycle Circle	Approved
04-019	D. Hocking	Driveway	2136 Golden Cycle Circle	Approved

B) Variance Requests

C) Complaints/Covenant Violations

22-122	Lumber on ground	Letter mailed
23-211	Tents and Trash	Letter and phone call
23-187	Cutting live trees	Cease and desist sign posted/letter
17-121	Junk vehicles, lawn sign	2ft signs allowed
11-042	Rubbish, trash	Letter mailed

VI) MAINTENANCE REPORT – PRESIDENT – BOB WOOLEY

- A) The electric line in between the box out front of the building was replaced in less than a week. The work was permitted and passed inspection.

VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER

- A) The drain line has been extended so when it rains it does not go into the playground.
 B) Ray Zittlosen and Jeff Wernz have completed the driving range on Gold King to Gold Quartz. The course is a self shagging course that is 230 feet until it meets the creek.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – BOB WOOLEY

- A) The pool was shut down for over a week due to a chemical imbalance. It has been fixed and it is now safe.

IX) COMMUNICATIONS – SECRETARY – PAUL SCHAIBERGER

- A) Altitude Community Law Newsletter – see attached.

X) OLD BUSINESS

- A) Update on moving the warming shed. It is contingent on getting a front-end loader. The warming shed will be moved by an individual who is trading his work for the concrete blocks that were previously used to block driveways, that we no longer use. He also hauled off the old fuel tanks that were no longer used they were outdated and had large EPA costs to restore.

XI) NEW BUSINESS

- A) Problems with the Zoom meetings. Mark Richwine said that last month users were not able to get in on the Zoom link. There were some upset people. This issue has been researched and we are aware of the problem, and it has been fixed. The meetings are recorded and put on CD and available if anyone would like a copy.
 B) Changing all the Board Meetings to the 2nd Saturday of the month – resolution. A motion was made by Bob Wooley and seconded by Ray Zittlosen. **The motion was passed by the Board Members.** All meetings going forward will be the second Saturday of the month. There will be a Christmas party this year, after the December board meeting.
 C) Ratify email vote to approve bid from PPS Electric for basement panel fee repair. A motion was made by Bob Wooley and seconded by Mark Richwine. **The motion was passed by the Board Members.**
 D) Ratify email vote to approve bid from Iron Mountain for concrete work. A motion was made by Bob Wooley and seconded by Ray Zittlosen. **The motion was passed by the Board Members.**
 E) Selling the 20-foot equipment trailer for the Kabota for \$2000.00 and selling the plywood, that was used for the pool and it has been stored outside, for \$650.00. A motion was made by Bob Wooley and seconded by Ray Zittlosen. **The motion was passed by the Board Members.**
 F) Membership card for the 4-Mile Fire Chief. Ray Zittlosen asked if the fire chief can have a membership card to access amenities and the building, if needed in case of emergencies. We will re-issue a card to the fire department to make sure they have access. The members of the 4-mile fire department can use the amenities during business hours to stay fit. Note: there are panic alarms in the gym and pool.

XII) PUBLIC COMMENT (3 Minute Time Limit)

A member asked if we recognized the workers who volunteered preparing food for the annual meeting.

- The members said they did a good job.

-The board members said they did recognize Jeff Helner and LeeAnn Wernz for the great job they did.

Ray Zittlosen said he is spearheading the project to open a restaurant here and asked if anyone knows of anyone who is interested to contact us.

-A member said she is in favor of a restaurant. She also stated the food trucks do well.

-Another member stated that there is limited options to take family anywhere in the town of Cripple Creek to eat.

-We need a good customer base to ensure a restaurant is successful.

Members asked about recent trees being cut around the association.

-Black Hills has contracted with Wright's Tree Service to clear trees near electrical lines.

-If owners want to cut trees for fire mitigation they need to submit an ACC request and wait for approval.

-A member asked if they can use their own chippers.

Yes

A member asked about the status of some of the properties that have had issues.

- The board is taking action to have the homeowners clean up the properties.

XIII) ADJOURN

The meeting was adjourned at 10:26 am.

Respectfully submitted this _____ day of _____, 2021

Brenda Pelaez, Office Manager

Reviewed and approved this _____ day of _____, 2021

by Bob Wooley, Board President