

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
Saturday, April 08, 2023, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors

The meeting was called to order at 9:42a

Board Members Present: Montrell Williams, Mark Richwine, Jim McLoud, Paul Schaiberger, & Bob Wooley. Ray Zittlosen was absent and excused, no proxy.

B) Quorum

A quorum of the board was present.

C) Approval of March 2023 Meeting Minutes (**Board vote required**)

Bob Wooley made a motion to approve the March 2023 Meeting Minutes. The motion was seconded by Jim McLoud. **The motion was passed with one abstention from Ray Zittlosen.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Mark Richwine

A) Executive Session Report of April 08, 2023

One thing that was discussed, that was brought up last year, was a bill that was brought up from Colorado lawmakers on what HOA/POAs can and can't do. Altitude and Dorman have created new Policies and Procedures that we need to follow since then. There is one that is on Covenant & Rule Enforcement, and the other is Policies and Procedures for conducting meetings. These are available in the office for those that want to read them.

B) Policies & Procedures from Altitude

Paul Schaiberger made a motion to approve the new Policies and Procedures as written by Altitude. The motion was seconded by Bob Wooley. **The motion was passed with one abstention from Ray Zittlosen.**

III) FINANCIAL REPORT – TREASURER – Jim McLoud

A) Approval of March 2023 Financial Statements – (**Board vote required**)

Nothing major needs to be noted. Everything is still looking the way it should. Mark Richwine made a motion to approve the March 2023 Financials. The motion was seconded by Bob Wooley. **The motion was passed with one abstention from Ray Zittlosen.**

IV) OPERATIONS & MEMBER SERVICES – Rachel Malloney

A) Event Committee Updates

Our Community Outreach for April is our Clean Earth Promotion. Similar to our February Promotion, we are not looking to collect or have anything donated this month, and instead we are promoting cleanliness and conservation. So, pick up trash wherever you can and go green wherever you can. Today after our meeting, we will be having our Easter Bruncheon, and then at 2p we are having our Easter Egg Hunt. April 21st will be our next Bingo. Last month we had 33 people come in, so if you haven't come to Bingo, you should as it is a lot of fun. And then on April 22nd, we'll have a big community cleanup. We're asking for volunteers for trash collection and about one more person to help pick up trash bags afterwards. If you would like to help out, please contact the office. On May 5th we will have a Cinco de Mayo Potluck. We'll have games and a pinata, and it'll be lots of fun.

B) 2023 BOD Election Positions Available

BOD positions are available to apply for. There are four positions available this year for the Board. If you are interested, please submit a short (2-3 paragraph) bio to the office if you are interested in joining. Submissions need to be in by May 12th.

C) Looking for volunteers to help grill for annual meeting.

We are still looking for about 2 more volunteers to help assist with grilling for the annual meeting on July 8th. If you are interested, please see the office.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Montrell Williams

A) ACC Submissions – Updates

16/007	Lisa & Rick Smith	Outbuilding & Paint	138 Red Cloud Cir	Pending
03/046	Richard & Chris Abriss	Restaining	461 Gold King Rd	Approved
05/032	Ryan Baller	Outbuilding	155 Golden Cycle Ct	Denied

03/010	Ken & Barb Blohowiak	Deck	129 Isabella Ct	Approved
22/062	David & Ruth Martin	Outbuildings	762 Wellington Dr	Approved
03/037	Greg & Patty Ralston	Gazebo	298 Dandy Jim Dr	Approved

B) Variance Requests (*Board vote required*)

05/032	Ryan Baller	Outbuilding w/o Home	155 Golden Cycle Ct	Denied
--------	-------------	----------------------	---------------------	--------

D) Complaints

A couple other things to note: there are no motorized vehicles including ATVs or dirt bikes allowed on the common grounds. There were some concerns over people riding either through other people's properties or through common grounds. Please reach out if you do see this occurring. ATVs are also not allowed on the county roads. We are aware that people do this, and we are not actively stopping people from doing it, but we are discouraging it.

A member inquired about the pond that is over by Gold King and whether we have any signage by it indicating people not to walk on it. She has had a few people reach out to her with concerns over young people walking/driving over the damn that's there and then on the pond. Those are not ponds, but flood-controlled basins. But there are no signs over there regarding that.

Another member in the audience asked about the ponds and where we were currently at with them and if we were closer to getting water to them. We are still working with Dennis Jones and Applegate to get this to come to fruition. There are still a lot of legal things that need to happen for us to get any sort of feature. This includes access to water, environmental plans, evaporation plans, etc. There are things going on that we are attempting to get this done. We are accessing our water when we are allowed to, so that it is on record. We have some water rights; we just don't have storage rights which we have to go through the courts to get. We do have this as a budget item so that we can get this done. If we do get the rights back, we will never put fish back in the ponds because we cannot. We are working on doing what we need to do to get this done as best we can.

A member asked if wells were ever drilled within our property. We do have wells, most are still functional, but we do not own the water. Mountain Mutual Water owns the water. They own the exclusive right access to all the water in the ground. The original wells were used before this was a subdivision and was actually a ranch.

VI) MAINTENANCE REPORT – PRESIDENT – Mark Richwine

A) Projects

Everything is still going well. We have started to work on the bathrooms downstairs across from the gym. We are hoping to have them finished by June 1st. The last bathrooms that need to be worked on are the ones under the office.

A member inquired about flooring. This is going to be looked into for next year since it was not budgeted for this year. We will start looking into getting bids to get this done for next year.

Speaking of next year's budget, when ballots go out in May, there will also be a survey that discusses projects that you as owners want to see done. So that way we can start budgeting for things for the next few years.

The last things project wise, we had Black Hills come out to fix the light poles that were out. They have come by and fixed them.

We do have the post office boxes. We are still waiting on the postmaster to give us the final plan so that when it gets warm enough, we can install them. Next year's budget, we anticipate adding another 4 postal units. That will give us sufficient mailboxes for every house we currently have.

A member inquired on those new people that want a box, who do they go through? For everyone who does not have an assigned postbox, they will need to request a box. For any new build request after March 1st, will be required to pay a \$200 fee to have a mailbox. The grey area we're still looking into is those who already have a house built, or have already been approved for a new home build prior to March 1st, we will be sending a survey out for this issue. So, when they inquire about a mailbox, they will get into contact with the office first and pay for their box and receive a letter stating that they have paid. Then they will take the letter and got to the post office and receive a key and be issued a box. So, to summarize, if you submitted your house plans to the ACC **before** March 1st, 2023, you are currently in a standby spot on what we will do. If you submit your house plans **after** March 1st, 2023, you are required to pay the \$200 fee for a mailbox. That mailbox will then stay

with the property. So, we will be sending out a straw poll to see what the owners want to do. We have had some owners who feel like it should be an assessment for those who already own property here, there are those that feel like the assessment should be raised and included in the yearly dues so that mailboxes are available for everyone, so we plan on sending an email by Tuesday to all the property owners asking how you feel we should handle the situation. A member inquired on how many homes there are for people who have submitted a house plan who do not have a mailbox and need one. We believe there are roughly 80 owners, or at least one-third of the community that do not have and have not asked for a mailbox. A member inquired if the \$200 is to help offset the cost of the mailboxes. Yes, this will cover the cost of the mailboxes as well as installation and maintenance for them. A member inquired if it would be beneficial to them to get a box, even if they don't need one right now, in the event that if they sell in the future so that it already has a box. Montrell suggested to look at the resale value of their property and all the amenities that come along with it, and having future access to having a mailbox would be a benefit.

VII) COMMON GROUNDS & SECURITY REPORT – Bob Wooley

- A) Rachel in the office has reached out to 4Mile with a proposed calendar for chipping here in CCME. We are still waiting to hear back from them. We want to establish when and where we will have chipping. As soon as we get the dates okayed, we will get the information to you. The way chipping works, 4Mile has a chipper and a truck that they pull it with and supply 1-2 people to use it. They go around to individual lots and chip. The plan is to do a couple of filings each day that we are able to get the chipper. The goal is to have one weekend a month between May and September to do chipping.
A member asked if there was a group in the area that would be able to help assist with collecting slash and tree limbs. Paul suggested the Boy Scouts or High School to get help.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Mark Richwine

A)

IX) COMMUNICATIONS – SECRETARY – Paul Schaiberger

A)

X) OLD BUSINESS

A)

XI) NEW BUSINESS

- A) Rachel brought up the fact that we've had three car accidents within our community within the last week alone. There was one on Portland, one on Yorktown, and one on Teller 1. Please be careful driving, especially when we are having inclement weather. So please be careful when you're driving.
Jim McCloud brought up the discussion from the water board meeting. They brought up their budget but did not show any expenses. When requested for more details, they would mail information on the budget. He received via certified mail a copy of the budget, but it was not very informative.

XII) PUBLIC COMMENT (3 Minute Time Limit)

A member inquired about the restaurant submission that was brought up and what became of it. It was declined. The other question on the use of the restaurant space will be added to the summer survey.

A member wanted to make a comment, that in the recent months, that the month's meeting minutes are more extensive than what they used to be. This is helped by the recording device that was purchased to help Rachel do the minutes so that she doesn't have to do it by hand. It's also something that was signed with the new policy from Altitude; we can record meetings only for the use of doing minutes, and then the recording must be destroyed.

XIII) ADJOURN

The meeting was adjourned at 11:17a

Respectfully submitted this _____ day of _____, 2023.

Rachel Malloney, Office Manager

Reviewed and approved this _____ day of _____, 2023.

by Mark Richwine, Board President