

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
Saturday, April 13, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors

The meeting was called to order at 9:35a

Board members present were: Montrell Williams, David Martin, Ed Moore, Charlsie Eijlers, & Ken Blohowiak.

B) Quorum

A quorum of the Board was present.

C) Approval of March 2024 Meeting Minutes (**Board vote required**)

Montrell made a motion to approve the March 2024 Meeting Minutes. The motion was seconded by Ed Moore. **The motion was passed unanimously by the Board.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

A) Executive Session Report of April 13, 2023

Discussed committee updates. Discussed some HR related issues. We have quotes for new trash companies. Teller Waste, which is now Apex, has been significantly raising their costs. So, Ken has been reviewing some quotes that we can speak more about later.

B) Applegate to represent CCME to the county for use of ponds for fire mitigation.

As the survey results came back, a majority of folks want to bring them back, so we're trying to find the opportunity to do that. The previous Board brought in Applegate to do the SWSP along with some consultancy from a property owner. Right now, we're trying to assess what the actual cost will be for the new ponds. This was based on the survey. Out of all the survey results, the majority of the participants wanted to bring the ponds back. We're looking at the opportunity and seeing if it's financially feasible and will present those options. It's all about feasibility. We're not gonna spend a million dollars to bring the ponds back. But as of this year, from talking with Applegate, there is an opportunity to have these ponds designated for fire mitigation ponds. If they are designated as fire mitigation ponds with the County, there will be no cost, zero cost, for water in those ponds. That will be coordinated with the Arkansas Rehabilitation District. The only cost of the ponds would be the construction. The county, no other agency, would be paying for that. So, Ken has been talking to contractors to look at the ponds.

III) FINANCIAL REPORT – TREASURER – Ed Moore

A) Actual Debt owed: Accounts +1yr - \$164,229.05. Accounts -1yr - \$61,828.40 (As of 3/31/24)

Every month I will be announcing the actual debt outstanding. The actual debt for +1 year is \$164,229.05. Less than 1 year is \$61,828.40. And the new debt, this is 2024, so anyone who hasn't paid as of February going forward is \$45,005.04.

B) Approval of March 2024 Financial Statements – (**Board vote required**)

Ed made the motion to approve the March 2024 Financial Statements. The motion was seconded by Montrell Williams. **The motion passed unanimously by the Board.**

C) Finance Committee Updates

Unfortunately, we didn't meet up prior to this meeting. However, I am working on the finance policy for CCME. We're going to send it up to Altitude so we can put it in the Bylaws. There's never been, at least to my knowledge, an investment policy in this organization. And it's really set up for our Board and for the future. It just gives you limits on what you can do and how you can invest the money. It's very conservative. I did put a section in there for Bonds if future Boards want to do it. We're simply going to use the Money Market at this point.

IV) OPERATIONS & MEMBER SERVICES – SECRETARY– Charlsie Eijlers

A) Event Committee Updates

A reminder that Bingo is coming up on April 26th & May 17th. Cards are \$1 and they're pretty well attended.

Chipping Days are coming up in June, July, August, & September. Get with the office to sign up and get more details on those.

Events Meeting to be held after today's Board Meeting if you'd like to stay for that.

B) Wildfire Mitigation Committee Updates

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – David Martin

A) ACC Submissions – Updates

23/180	Gabe & Christina Arrington	Driveway	287 Derby Dr	Denied
11/019A	Robert & Linda Wrobel	Staining	490 Little Topsey Dr	Approved
23/016A	Bill Bradley	Various	409 Sunset Ln	Approved
16/020	TMC Mountain Properties	New Home	203 Tuscanora Dr	Approved
07/049C	Donna Bellows	New Roof	1332 Dandy Jim Dr	Approved
19-3/011	Barbara Conway	Driveway	124 Yorktown Rd	Approved

B) Variance Requests (**Board vote required**)

C) Complaints

11/037 Donna & Greg Brazil Snow removal placed in neighbor's property.

C) March Real Estate Transactions

In March there were 9 properties that changed hands – 6 were vacant lots, and 3 were homes. We also had one vacated lot line. We currently have 5 homes on the market for sale, with one having an accepted contract.

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

A) Projects

We have an ongoing QuickBooks project that we're working on right now. Thanks to the office staff, to our bookkeeper, for doing a great job there of getting all of our details into our system over from Dorman. Our planned cut off is April 30th. That is when we should have funds moved over and we should be able to sever those ties with Dorman. What does that mean specifically is that we will be receiving the payments here inter-office. We will be setting up any payment agreements inter-office. And we will be making disbursements to our current 18 vendors here from the office. We have over 1500 properties, there's probably going to be a little bit of time where folks are still contacting Dorman. And Dorman is going to have to tell them to contact us here at the office. That is something we're going to have to handle as part of the transition.

B) No other major internal projects at this time. We have some updates that are made. I know there was a leak due to the snowstorm in the kitchen area right outside of the main Hall that Jeff & Ken have been working on patching up. As we get into the warmer months, based off of the survey, we'll look at some of the outdoor projects that the property owners wanted. I think the top two ones were the pool and the tennis courts outside of the ponds. Rachel stated that it was the Clubhouse flooring, not the tennis courts.

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

A) As you know, we're coming into Spring. So, Jeff has quite a list. He is presently maintaining all of our power equipment – the kubota, the cub cadet. Right now, his concentration has been on the yard, it's a mess. He is grading it and trying to fill the holes, making it better. He'll do a better job later on, but right now he's trying to get drainage out there. He's moving some of the snow piles away. He's across the street upgrading the area around the mailboxes. There's a few potholes over there. He's also driving around the property. There has been some garbage, a couple of tires we just got just off the roadway. He maintains off the roadway picking up trash. There was a major head-on accident out here, we got car parts because they just shove it off the blacktop. So, he picked up all of that. Something else you probably don't realize is, Jeff does drive the property. I don't know how often. But we have heard some squatters have moved into Cripple Creek into some abandoned homes. As you well know, there are some homes here that are unoccupied. He patrols this property. That's a good thing. He picks up trash at the same time because trash is ending up on both sides of the road. In regards to what Montrell said, we did have a minor leak. It was an ice dam on the roof. It didn't take the gutter down thankfully, but it's melting now. The leak was only for a couple days until the ice penetrated down. So, it's not major. Also, it was brought up in Montrell's conversation, we have 3 bids for removal of our trash. The Board is looking into the bids. And we have to make a final decision and we will make the decision on who will remove our trash. We are addressing the menu board across the way by the mailboxes. We plan to upgrade that for future use.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

A) Collections Update – sending accounts to collections - (*Board vote required*)

As we have been communicating over the last couple of months, we have roughly \$267,000 outstanding to the Association. The list that I'm about to read out, hopefully we don't have many more of these. The lot and filings and addresses only that I am going to be reading out, is exactly \$157,431.88. We are going to be sending them to Altitude to start collections. These are accounts that are under 2 years old. Anything over 2 years old, we're probably going to have to write off as an Association. We need to get our books cleaned up. This is something that the CPAs & the Accountants have been telling us for quite a number of years, and we are taking action to get that debt cleared off of our books. Right now, our Balance Sheet is artificially inflated because we're not going to be able to collect that. The new Colorado law states that I have to read these out. I am not going to read the names, but I am going to read the filing/lots and addresses. This list is quite lengthy. What I have to do is read this out in the public session, and then sign a resolution, send that to Altitude, and they're going to start the collections process. Montrell made a motion to send the following accounts to collections:

01/011 - 357 Portland Dr	01/040 - 379 Portland Dr	01/041 - 320 Portland Dr
02/051 - 367 Andes Rd	03/052 - 23 Dandy Jim Dr	04/007 - 1105 Gold King Dr
04/010 - 1261 Gold King Dr	04/015 - 43 Granit Ln	04/020 - 1757 Gold King Dr
04/021 - 1805 Gold King Dr	05/001 - 168 No Name Ln	05/006 - 136 Granite Ln
05/044 - 1796 Golden Cycle Cir	05/063 - 129 Strong Ct	05/065 - 417 Strong Ct
06/003 - 79 Granite Ct	06/004 - 105 Granite Cr	06/011 - 185 No Name Ln
06/012 - 194 No Name Ln	06/021 - 930 Golden Cycle Cir	06/046 - 301 El Paso Ct
06/047 - 323 El Paso Ct	07/014 - 448 Last Dollar Dr	07/069 - 125 Golden Cycle Cir
08/001 - 57 Middy Cir	08/007 - 343 Middy Cir	09/005 - 488 Bennett Dr
09/034 - 199 Mariposa Dr	09/037 - 91 Mariposa Dr	10/011 - 136 Gold Crown Cir
10/018 - 256 Idlewild Dr	10/022 - 400 Idlewild Dr	10/029 - 475 Idlewild Dr
10/032 - 246 W Mariposa Cir	10/034 - 68 Gold Quartz Cir	11/003 - 1068 Little Topsey Dr
11/007 - 932 Little Topsey Dr	11/016 - 626 Little Topsey Dr	11/023 - 338 Little Topsey Dr
11/030 - 389 Grey Eagle Dr	11/041 - 847 Little Topsey Dr	12/004 - 1291 Golden Cycle Cir
13/010 - 199 Ajax Ct	14/004 - 602 Buckhorn Dr	14/010 - 440 Buckhorn Dr
14/015 - 316 Buckhorn Dr	14/017 - 240 Buckhorn Dr	14/029 - 21 Comstock Ct
14/046 - 141 Galena Rd	14/048 - 85 Buckhorn Rd	14/061 - 483 Buckhorn Rd
14/064 - 547 Buckhorn Rd	16/030 - 132 Tuscanora Rd	17/030 - 77 May Queen Way
17/050 - 117 May Queen Cir	17/051 - 111 May Queen Cir	17/062 - 54 Yukon Way
17/099 - 19 Princess Rd	17/116 - 131 Grey Eagle Way	17/120 - 86 Grey Eagle Way
17/131 - 899 Princess Rd	18/022 - 712 Vivenda Rd	19-1/005 - 504 Anger Dr
19-1/007 - 538 Anger Dr	19-2/042 - No Address	19-2/044 - 126 Silver Way
19-2/048 - Lot #19/2-048	19-2/049 - 897 Yorktown Rd	19-3/008 - 1846 Yorktown Rd
19-4/030 - 197 Troy Way	19-4/045 - 1520 Troy Dr	20/006 - 2114 Anger Dr
21/014 - 323 Wellington Dr	22/038 - 579 Brown Bear Dr	22/056 - 592 Wellington Dr
22/067 - 1130 Wellington Dr	22/114 - 1776 May Queen Dr	23/030 - 235 Cobourg Pl
23/040 - 172 Cortez Pl	23/059 - 1812 Monarch Dr	23/075 - 1142 Monarch Dr
23/088 - 349 Monarch Dr	23/131 - Copper Mountain Dr	23/164 - 1667 Monarch Dr
23/165 - 1699 Monarch Dr	23/183 - 359 Derby Dr	23/185 - 719 Derby Dr
23/195 - 860 Derby Dr	23/197 - 258 Aster Pl	23/211 - 530 Derby Dr

The motion was seconded by Charlsie Eijlers. **The motion passed unanimously by the Board.**

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

A) Recent communication went out for a reminder on the Annual Meeting is July 13th. It is a ways away, but you definitely want to sign up. It's getting catered by Roy's Barbecue. RSVP with the office if you are coming.

B) Charlsie asked Rachel how close we are on the Newsletter. Rachel is still waiting for submissions from 2 Board Members. We should get that out shortly. We will post it on the website and also email it out.

C) First Demand letters went out. That is our letter for overdue assessments. The second letter will go out at the end of the month. It goes out in two weeks.

D) Office closure May 27th for Memorial Day.

X) OLD BUSINESS

A) None

XI) NEW BUSINESS

A) Montrell went to a Q&A with the Sheriff's Department. They stated they will be starting to turn the heat up on ATVs & side-by-sides on county roads. They are illegal. They have never been legal in the state of Colorado. They are definitely not legal in Teller County. Just to let you know. I believe it's a minimum of \$250 fine if you get cited for driving one on a county road. That information is up on their website if you want additional details. Ed M commented that if you have blinkers, brakes, and plates, it's legal. Montrell disagreed that you cannot get them plated. Ed S inquired about the dirt roads. Montrell stated that those are county roads. Montrell mentioned that what he got from the Q&A, the issue is that people are driving them on the paved roads. No one has an issue here on the dirt roads, it's when people are driving them down Teller 1 to Evergreen Station.

XII) PUBLIC COMMENT (3 Minute Time Limit)

Diana Schaiberger – 85 Lofty Place – Maybe we can invite our resident officer to our Annual Meeting.

Rachel – He's coming already.

Diana – Oh good, he might be able to give us an update on the ATVs. Before he said that he does that too. It's when somebody does something crazy that there's a problem. I'd be curious to see if he says the same thing.

Montrell – It's also up on their website. You can go read it for yourself. I don't think that it's so much the dirt roads, I think it's the paved roads.

Ed S – Where's it at on the site it's not there?

Montrell – I don't know, they said they would have it on the website. I'm sure if you Google Teller County ATVs something should pop up.

Bob Wooley – 219 Andes Terrace – Is it possible on the Financials, to put a line item budget on the website as opposed to the summation of the expenses? Or in addition to?

Montrell – Like the detail here? On the website.

Bob – Yeah

Montrell – I don't think we're opposed to it. I think it's a diversion from what we normally did.

Bob – One other comment; Applegate is going to present our pond issue to the County?

Montrell – So previously when one of the property owners, Dennis, was representing us with one of the County Commissioners, he had started the conversation with them in talking about use of the ponds for fire mitigation. He said he didn't want to do it anymore. So, now Jared Daines with Applegate is going to restart that conversation with the County Commissioner.

Bob – Now if that does entitle us to free water, do we need to line the ponds? Because that's a game changer. If we're not going to be required to line the ponds, because they're not going to charge us for the water, that means we can build the ponds right back where the springs are at.

Montrell – Yes, I'll ask them that question. There is a couple of other pieces that we have to do too. We have an existing water rights use plan with Mountain Mutual Water. I also have to get with them to make sure that they don't have an issue bringing the additional water in. Hopefully it's just a formality, but we have to go through these steps.

Bob – I saw the contract that Dennis Jones presented from the Arkansas River Basin. And it's really complicated just getting water to the ponds. On wildlife mitigation, is there any update on Rubicon?

Montrell – I believe we have someone here from the Wildlife Committee that may give an update on that.

Suzanne Adams – 79 Tuscanora Dr – We have a meeting with Team Rubicon and the Office of Emergency Management on April 19th. At that point we should have more information. So, we plan to have a great detailed report in May on the status of what's going on.

Ken – When they come out onto the property, how much are they going to cover?

Suzanne – That what some of the decisions we're going to be making. We've been told that they plan on mitigating 20 – 30 acres. And on the 19th, we will map that out what the Forrester determines is the highest priority. So more later to tell you.

David – I am going to be moving. I'm not sure when, it depends on when my house sells. I believe the Board will be looking for someone to fill my role. I don't know how we'll go about that, but I'm sure they'll make an announcement when the time comes.

Montrell – We had went through the list of the folks that had previously ran. We've exhausted that list. You see those folks on the Board now. So what we'll do is put out to the community to take new folks who would like to backfill in the position. More to come on that as you get a little bit closer. I know that you've been kind of up in the air right now. Still in place until you are no longer a property owner, as you will no longer be able to serve on the Board.

Ed Seal – 78 Red Cloud Cir – You had made a pledge a while back that all of these meetings would be placed onto the website. Where are we at on that?

Montrell – That's a great question Ed. Have we started looking at getting those listed out? We have an ongoing website update that we're looking at making. Like revamping the entire website, but we should be able to at least get the recordings up. They should be in the same place as the Documents.

Rachel - I can try. I can make a separate tab for that. I can also put in old Meeting Minutes, too.

Ed S – So we're recording the Zoom, and we'll just put the link to the Zoom?

Montrell – We'll just put the link to the Zoom.

XIII) ADJOURN

The meeting was adjourned at 10:16a

Respectfully submitted this _____ day of _____, 2023.

Rachel Malloney, Office Manager

Reviewed and approved this _____ day of _____, 2023.

by Montrell Williams, Board President