

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS

MINUTES

Saturday July 13, 2024

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors- All Present

The meeting was called to order at 9:37 AM

Board members present: Montrell Williams, Charlsie Eijlers, Ken Blohowiak, Rachel Bilardi

B) Quorum

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

D) Montrell made a motion to approve the June 2024 Meeting Minutes. The motion was seconded by Charlsie. **Motion passed unanimously.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

A) Executive Session Report of July 13, 2023

A) Discussion on wages for employees Salary vs. Hourly

B) Budget Discussion coming in October for Amenities and Maintenance Requirements

C) Contracts signed and where they should be stored to be accessed by office staff and board members

D) Removing Board Members for Office Activities

E) Introduce new Office Manager Heather Walk

F) Letter of interest from property owner for treasure. Board to meet with this person, when official it will be announced to the community.

G) Request for ADA access to the pool. Will follow-up with the American with Disability Act to be compliant. This was 1st discussion on this and will be addressed ASAP

III) FINANCIAL REPORT – In lieu of absent Treasurer- Montrell Williams

A) Approval of June 2024 Financial Statements- Unable to vote on as there were additional adjustments to be made and Credit Card statements was not given to the CPA in time

B) Approval of May 2024 Financial Statements – Montrell breaks to motion Charlsie seconded. **Motion passed unanimously**

- A) Annual Financial Audit- The board unanimously voted that there will not be a financial Audit for 2023 because of the move from Dorman to taking our finances in house and using a CPA and our internal bookkeeper Karen.
- B) Financial Audit will happen for 2024
- C) All board members can access the bank account except Charlsie, who works for a financial institute.
- D) Need to collect Reserves for this year \$650,000.00
- E) \$650,000.00 fully funded halfway through for 6 months.
 - a) We get to invest \$650,000.00 at 5% for the next 6 months instead of having to wait.
- G) 3 new computers moved from office equipment to fixed assets. Montrell breaks to motion Charlsie 2 seconds. **Motion passed unanimously**

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Rachel Bilardi

A) ACC Submissions – Updates

16/007	Rick & Lisa Smith	Paint ext. basement walls	138 Red Cloud Cir	Approve
19.2/00	Kim Ellis	New home	69 Yorktown Rd	Pending
09/012	Astrid Soderlund	Prelim New home plans	754 Bennett Dr.	Pending
06/096	Michael Kleine	New home	1275 Golden Cycle Cir	Approve
16/060	Ryan Wickstrom	Shed	1122 Bennett Dr.	Approve
17/111A	Piper Appleton	Dumpster place on road	730 Grey Eagle Dr	Ref. to DOT
22/030	Heather & Matthew Walk	Dog Kennel	162 Crown Point Cir	Approve

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

-None

C) Complaints

22/020	Shipping containers	ACC continues to discuss and come- up with guidelines
19.2/007	3 roaming dogs	Animal Control needs to be called
19.2/007	Removal of property stakes & neighbor's construction material on their land	
19.1/44?	ATV's using Wilson Way as a racetrack	Contact Teller County sheriff
03/026	ATV's riding on their property (3/26) see photos	Contact Teller County sheriff
22/049	Firing guns & threatening remarks.	Sheriff was contacted
20/016	Pile of dirt & rocks	

D)

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

A) Projects- 3 In discussion

- 1) Ponds- Applegate Engineering estimate- \$143,823.00
- 2) Club house flooring estimate- \$19,142.05
Upstairs is \$8480.17
- 3) Resurfacing the pool – estimate \$5431.54

Continue to get feedback from the community. The board will decide when the projects will be started and who the person in charge of the project will be.

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- A) Teller County Aquatic Center would like to come in and do an environmental and safety inspection (date pending)
- B) Trash continues to be an issue, especially because of holidays and more people here for vacation. The board will need to address this in the near future.
- C) Jeff does a great job with maintenance and ground upkeep.
- D) Before clubhouse flooring does get updated there will have to be discussion on fixing the ceiling first

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

- A) Collections Update – As of 07/05/2024.

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

- A) Chipping- for August and September still dates are still available, we are still in need of volunteers
- B) Back to Supplies – we have started collecting to be able to distribute items in time for school. There is a box in the office to drop off supplies.
- C) Guest Speaker Introduction
 - 1) Teller County Sheriff's office Deputy Contur and Deputy Powers - Went over ATV rules, Dirt Bikes and gun laws for the community
 - 2) Four Mile Fire District- Chief Hawkins discussed being prepared and the importance of mitigation.
 - 3) Suzanne Adams- discussed Fire Mitigation please call office if you do not need chipping, Team Rubicon needs various food items and volunteers from Aug 1-5
 - 4) Altitude Community Law representative- David Firmin- Discussed new association laws that have recently passed.

X) OLD BUSINESS

- A) Trash contract we have is for Monday – Wed – Fri pick up.

XI) NEW BUSINESS

XII) PUBLIC COMMENT (3 Minute Time Limit)

David Rabb 512 Strong Court - asked on the maximum grating on a driveway, The actual cost for the reserve study money and suggest No cross talk from anyone at meetings.

Judy Anderson 94 Red Jacket Circle- Had questions about the ponds. What does the money include? Fire mitigation with the county? Fire suppression? These are ongoing not just a one-time thing.

Linda Gage 1367 Vivenda Rd- Talked about the Fire brigade and Volunteering with 4 Mile. They ask for donations and volunteers. We need gear for the fire fighters, so many little things that you can do to help year around.

Denise Pyne- 938 Troy Drive- During remodeling people with Disabilities had access to the pool through the glass doors. Denise would like to know if there is any viable reason that can't be done again until a more permanent solution is found. Due to vandalism and young kids the doors cannot be unlocked. Ken will continue to work on a solution for this!

Louise Noble – 49 Tipton Place- Ask if we have a letter from the State agency that forced the POA to originally breach the ponds that guarantees you having another drought that won't make you breach the one once again has nothing to do with States right to the water.

Ken Blohowiak-Board member- There are more people using the Tennis, Pickle ball (30-40 people who play regular) and basketball courts. There is an estimate to re-seal smooth and restripe the courts.

Sheldon Bennett- Vendor- discussed the fire suppression ponds. Yes, he thinks they are a good idea, but they are not a guarantee. He believes there is a lawsuit in progress and that fire suppression is part of it. He is willing to discuss this matter with the board at a later date.

Diana Schaiberger 85 Lofty Place- Suggestion to separate surveys into better categories and vote on the importance of the items.

Ed Seal 78 Red Cloud Circle – Payroll, Hourly to Salary- Some people who work a lot here get called in on issues and if put on salary they will not be compensated correctly. Unless they are given a huge raise. If they are put on salary and the service is abused. They will not be around much longer.

XIII) ADJOURN

Meeting was adjourned at 11:57AM