

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
MEETING MINUTES
Saturday, October 14, 2017

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

A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:33 a.m. by President Mark Richwine. Board members present were: Mark Richwine, Bob Wooley, Judy Anderson, Jim Butler, and Bill Miller.

Rudy Thompson, Dorman Associates Management was present.

B) Quorum

A quorum was present.

C) Approval of September Meeting Minutes

A motion was made by Bill M. and seconded by Bob W. to approve the September Meeting Minutes as written. **The motion was passed by the Board members.**

II) BOARD OF DIRECTORS REPORT- PRESIDENT MARK RICHWINE

A) Executive Session Report

Discussion included Financials and HindmanSanchez collection status. A delinquent owner requested a payment plan through HindmanSanchez. The requested payment plan included future assessments. The Board rejected the plan.

HindmanSanchez recommended that the Board approve pursuing a delinquent owner living out-of-state. A motion was made by Bob W. and seconded by Jim B. to approve the recommendation of HindmanSanchez to pursue service to the delinquent owner out-of-state. **The motion was passed by the Board members.**

III) FINANCIAL REPORT – TREASURER – BILL MILLER

A) Approval of September 2017 Financial Statements

A motion was made by Mark R. and seconded by Jim B. to approve the September financial statements with an addendum to remove the funds from paypal line item. **The motion was passed by the Board members.**

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

F 02	L008	300 Independence	New Roof	Approved
F20	L037	1596 Angas	Driveway	Approved
F21	L031	69 Yorktown	Driveway	Approved
F23	L168	826 Troy Dr.	New Roof	Approved

B) Variance Requests

None

C) Complaints/Covenant Violations

F16	L037	434 May Queen	Oversized Garage	letter sent
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The builder submitted plans and permits for a driveway and septic system. The green approval sign was given to the builder. The builder began construction on an outbuilding and home without approval. David Firman, the POA attorney, was consulted and he gave the Board three options.

- 1) Owner must now request a variance.
- 2) Go to court, force to reduce or remove building.
- 3) Negotiate fine with a time frame for a response.

The Board will draft a letter to the owners. Other suggestions made were that if a variance is granted the garage/outbuilding must match the house with siding and color to make it look like a garage.

The Board requested that anytime owners see construction going on within the community and are not sure that ACC has given approval, to let the office know. Jim N. suggested that the MMWC workers could also keep a look-out for any unusual construction and report it to the office.

A question was received by the office staff by a contractor whether they could put in a driveway and install a septic system and a cistern only with no plans for home construction. A driveway can be put in as long as a permit has been pulled from Teller County Regional Building and meets all specifications from Teller County, but a septic system and cistern only cannot be installed without submittal of proper home construction plans.

Jim N. from MMWC suggested creating a form for new construction projects, to include time frames and dates of installation of cisterns, etc. This form can be used between both CCME POA and MMWC. Jim N. will create the form and it will be added to the ACC packet.

VI) MAINTENANCE REPORT- BOB WOOLEY – by Mark Richwine

A) Maintenance List

An itemized list was included in the handout.

The front porch looks great. Mark R. reported that the new filtering system has been installed and is working great. The pool is being vacuumed and swept twice a week.

B) Diesel Mower- (Board vote required)

The POA owns an older mower that is not working. An interested party wants to either purchase it or get it for free. A motion was made by Mark R. and seconded by Jim B. to keep the mower. **The motion was passed by the Board members.**

VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER

Bill M. stated that the purchase of a truck is a capital reserve purchase. The Board gave Jim B. the authority to purchase a truck when he finds one that meets the Board's specifications.

The Keri system has been upgraded due to issues with updates that were not compatible with Windows. It is working now.

VIII) MEMBERSHIP & AMENITIES REPORT- MARK RICHWINE

The pool and fitness room is in great shape. The grounds are looking better. Driveway requests are slowing down. Mark R. will write an article for the newsletter.

IX) COMMUNICATIONS – DIRECTOR JUDY ANDERSON

A) December Meeting -December 9, 2017 at 2:30 p.m.

B) Christmas Party – December 9, 2017 at 4:30 p.m.

The annual Christmas Party will be catered by Ken and Karen Poncelow.

The next issue of the newsletter will be going out September 22. Please have your articles to the office by September 15.

X) OLD BUSINESS

None

XI) NEW BUSINESS

The old box blade for the tractor has broken. Van Egmond Services has a used box blade for sale for \$350. A motion was made by Bob W. and seconded by Jim B. to authorize John G. to purchase the box blade from Van Egmond Services at the price of \$350. **The motion was passed by the Board members.**

XII) PUBLIC COMMENT (3 Minute Time Limit)

A suggestion from a property owner was made to budget a scoop bucket for the tractor and pave the driveway.

Jim Noble has volunteered to be on the ACC committee. He also stated that Don Hindman has officially retired but will remain with MMWC on a part-time basis as the "Compliance Advisor."

XIII) ADJOURN

The meeting was adjourned at 10:41 a.m.

Respectfully submitted this 3rd day of November, 2017.



Judy Anderson, Secretary/Office Liaison

tg/JJG 

Reviewed and approved this _____ day of _____, 2017.

Mark Richwine, President

