

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
MINUTES

Saturday August 10, 2024, 2024

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors- All Present

The meeting was called to order at 9:31 AM

Welcome Treasure - Dennis Jones

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

B) Quorum

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

Dennis Jones asked if the annual meetings should be approved at the next annual meeting? Board to check policy and by laws

D) Montrell made a motion to approve the July 2024 Meeting Minutes. The motion was seconded by Rachel. Dennis abstained. **Motion passed.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

A) Work Session Report of August 10, 2024

1) Discussion of multiple checking accounts. The board decided to stop running debit transactions from the Quick Books checking account. We will continue to allow deposits. Dennis to continue the financials and bring recommendations to the board.

2) In 2016, Bylaw changes were “amended” to allow the board to make amendments. Not certain when and by who added this amendment. The Attorney, David, is reviewing this issue. The “original by laws” was recorded in 2006.

3) Diane S. F22L103A asked where and when the community can have comments back and forth besides for Public Comment? The board decided to keep the comments at the end during public comment, so the flow of the meeting continues.

III) FINANCIAL REPORT – Treasurer- Dennis Jones

A) Approval of June and July 2024 Financial Statement are delayed board members would like to review the statements- Motion made by Dennis, Montrell 2nd and **Motion passed**

B) Finance Committee Update- Dennis to meet with the committee to discuss the budget for 2025. Not going to go line by line. Discussion in details will be made for unique/ special project expenses

C) Traditionally the board did a line-by-line out of the budget. This will be discussed further with the board.

IV) OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijilers

A) Event Committee Updates

B) Wildfire Mitigation Committee Updates

1) Team Rubicon Project Report by Suzanne Adams

30 -40 people Team Rubicon, 4-mile fire and community members. The objective was to create a fuel break along the southeastern edge of CCME with over 100,000 dollars of work was done. Suzanne will send out a final report in the next Fire Mitigation newsletter. There were \$1910.00 cash donations from the community along with food and water donations. 155 volunteer hours from the Events committee helping with supporting this project.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Rachel Bilardi

A) ACC Submissions – Updates

ACC SUBMITTALS

App date	Filing/Lot	App/Den/Pen	Name	Project	Address
7/25/24	14-040	Need site map (7/28)	Eric Cooper	driveway	168 Wildhorse Rd.
7/29/24	02-006	Approved	Renee Mueller	roof	209 Nickle plate Rd.
7/21/24	22-108	Incomplete	Brian Therien	Prel home	197 Andes Terr.
8/9/24	19.2-2A	Need mailbox fee	Andrew & Stephanie McCraw	home	42 Waco Way
<u>VARIANCE REQUEST</u>					
<u>COMPLAINTS</u>					
Date	Filing/Lot	Name	Complaint	Contacted	Revisited
7/30/24	19.1-24	Ryan Mooreland	Storing Const equip		
8/2/24	22/090	Richard Risner	Storing RV/trailer		

B) July Real Estate Transactions:

12 properties sold, 3 properties had homes and 9 were vacant lot

VI) MAINTANCE REPORT – PRESIDENT- Montrell Williams

A) Discussed In work session (formally known as Executive Session) the plans to het Starlink’s commercial grade system. Also discussed Mesh Wireless technology vs. our current wireless system.

VII) COMMON GROUNDS & SECURITY REPORT- Ken Blohowiak

A) List of projects

1) Start flooring project in the main event room. Motion made by Ken, Charlise 2nd.

Motion passed

2) Ed Seal F16 L10 asked when the flooring will get started.

Discussed other issues involved before we can do the flooring (I.E. leak roof) we also need to determine when the best time is depending on events and clubhouse rentals. Hope to have the flooring done before the Christmas party.

Ed Seals volunteers to help move items

3) Pool- resurfacing and when to this project. The pool would be closed for approximately 3 weeks. When the best time would be to do this. Weather and School holiday schedule to be considered.

Louise Noble representative for Mountain Mutal Water company suggest end of October to Thanksgiving or after the first of the year. This is when the least amount of people is staying here at the Air B&Bs

4) Pool ADA compliance- having the pool accessible to disabled people with cost approx. \$1500-2000 possible additional cost. Still getting estimates. What is considered reasonable accommodations public vs. private pool

5) Pickle ball/Tennis/BB court getting estimates. Possibly need a professional to come out assess and discuss the structural problems.

VII) MEMBERSHIP & AMENITIES REPORT- PRESIDENT- Montrell Williams

A) Collection update

Due to changes to the Colorado law, we have not move forward with the collection process. The Attorney will be reviewing how this new law effects our collection process. Also, we must extend the payment plan from 6 months to 18 months.

B) Technology committee

Has 2 new members in discussion are the Business Center, video and phone system

IX) COMMUNICATIONS-SECRETARY-Charlsie Eijlers

A) Audit – board voted for an audit every other year- this is still in discussion.

B) Slack and Email communications are to be transparent to the owners. All HR communications will be removed, and the records will be kept at the office ONLY

C) Digitize policies Bylaws, covenant's and make them searchable

D) When stepping into the role of a board member it is their responsibility to do their own research.

X) OLD BUSINESS NONE

XI) NEW BUSINESS

- A)** Policy Discussion-see communications
- B)** By Law Discussion- discussing with Altitude policy and new laws in effect
- C)** Audit Discussion-see communications

XII) PUBLIC COMMENT

Michele Bledsoe 192/006 – There are issues with owners feeding wildlife and complaints being referred to other sources. **Answer:** The association is limited in what we could do. Michele states that CCME should contact these other sources sometimes. **Answer:** CCME does send letters and emails to violators. Michele asks if it is okay to use wildlife cameras to take pictures of violators coming down on the property on ATV's. Is it OK to point the Camera toward the street? **Answer:** Yes, CCME will include Contact resource list in STR packets and will be placed on the website

Dory Seal- 16/10 What is needed in event proposal (regarding landscaping/beautifying the back area)? **Answer:** Make a request/proposal in writing, get estimates etc.

Jenn Wells 192/024 said that she does not want wildlife cameras focused on her property. Is it okay if her cat's food was left out and wildlife came to eat it would she be in trouble. **Answer:** No trespassing or pointing the camera on others property be neighborly. Don't actively go out feeding wildlife.

Diana Schaiberger 22/103A Flooring and clubhouse share any information with the event committee so things are not double booked. **Answer:** office to update calendar with all events and projects so there is no overlapping. The roads are bad, can something be done such as paving? **Answer:** Need to be more active regarding the road. Contact the Commission. The board needs to communicate with the road crew. Dennis volunteers to contact them and get their schedule for working on our roads and to start the communication between the two.

XII) ADJOURN

Meeting was adjourned at 11:25am

Next meeting is September 14, 2024