

# CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES

Saturday, May 9, 2020 at 9:30 A.M.

### I) CALL TO ORDER & RULES OF CONDUCT

#### A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:43 a.m.

Board Members present were Jim Noble, Judy Anderson, Bob Wooley and Ray Zittleson. Absent and unexcused: Jim Butler. No proxy was received from Jim B.

Rudy Thompson of Dorman Association Management Company was present.

#### B) Quorum

A quorum of the Board was present.

#### C) Approval of February 2020 Meeting Minutes

Judy A. stated that a letter was sent to Mr. DeVivo regarding the purchase of land from Mr. & Mrs. Bifulco. A motion was made by Jim N., seconded by Bob W. to approve the February Meeting Minutes as written. **The motion was passed by the Board Members present.**

#### D) Approval of March 2020 Meeting Minutes

A motion was made by Jim N., seconded by Bob W. to approve the March Meeting Minutes as written. **The motion was passed by the Board Members present.**

### II) BOARD OF DIRECTORS REPORT – PRESIDENT – Jim Noble

#### A) Executive Session Report of April 2020

Several Items were discussed, including financials, procedures with Dorman Association. Also discussed was the pool issue.

### III) FINANCIAL REPORT – TREASURER – RAY ZITTOLSEN

#### A) Approval of February 2020 Financial Statements

A motion was made by Ray Z., seconded by Jim N. to approve the February financial statement. **The motion was passed by the Board Members present.**

#### B) Approval of March 2020 Financial Statements

A motion was made by Bob W. seconded by Jim N. to approve the March financial statement. **The motion was passed by the Board Members present.**

#### C) Approval of April 2020 Financial Statements

A motion was made by Ray Z. seconded by Jim N. to approve the April financial statement. **The motion was passed by the Board Members present.**

### IV) OFFICE LIAISON REPORT – SECRETARY – JUDY ANDERSON

#### A) Altitude Community Law Newsletter

There are two months of the newsletter included in the handout.

### V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT - BOB WOOLEY AND PRESIDENT

#### A) ACC Submissions

22-098	Hager	New Home	2028 May Queen Dr.	Approved
19/1-034	Lampman	New Home	376 Wilson Way	Approved
19/1-035	Lisle	New Home	420 Wilson Way	Approved
06-090	Skinner	New Home	97 Deadwood	Pending permit
03-010	Blohowian	Driveway/Fire Mit.	129 Isabella Circle	Approved
01-041	Weaver	Fencing	320 Portland Dr.	Approved.
17-043	Maylath	New Home	867 May Queen	pending w/MMWC
06-090	Skinner	New Home Colors	97 Deadwood	Approved
23-113A	Ramsbottem	Fencing	1078 Copper Mt. Dr.	Approved

Judy A. asked why Weaver is allowed to build the fence to hide the cars. The owner can have these vehicles on the property if they are currently registered if they are not visible to neighbors. He is being fined currently, if he does not finish the fence in a timely matter the fines will be reinstated.

Jim N. and Bob W. have been working on a new tracking spreadsheet for ongoing construction projects once the spreadsheet is complete and the Board has reviewed and agreed on it, the spreadsheet will be available on a share drive where everyone has access. After discussion, the Board agreed that it may be necessary to create two (2) spreadsheets, one for projects and one for complaints. The spreadsheets will be updated on a regular basis.

B) Variance Request  
None

C) Complaints/Covenant Violations

Jim N. stated that there is a house at the intersection of May Queen and Princess that began construction twelve (12) years ago and has not been completed. A letter will be sent to the owner stating that they have three (3) months to complete it or sell it, and fines will begin. Bob W. will write the letter.

D) ACC Guideline Revision Committee -Update  
Tabled to June Meeting

#### **VI) MAINTENANCE REPORT – VICE PRESIDENT - BOB WOOLEY**

A) Pool Building Roof- Update

Bob W. spoke with a couple of contractors to address the pool ceiling and roof. Highland Contracting was the only bid that was submitted, along with two references. Once the references check out, an email vote to accept the bid can be done. The email vote will be postponed until the insurance claim is addressed.

Jim N. filed an insurance claim for the pool ceiling and roof. Jim is waiting on a reply. If the insurance company agrees to pay for all or some of the costs of the claim, the insurance company may have a say in what company to use for repairs.

The bid from Highland Contracting requires three payments consisting of an initial payment of \$12,000.00, upon 50% completion-a second payment of \$12,000 and the balance of \$11,855.00 due upon completion. Bob W. would like to do a vote now to approve the initial payment amount. Bob W. will do more research and will keep the Board abreast of this project. The Board has requested an itemized list, to show cost breakdown. The Board will do an email vote to be ratified at the June meeting after the itemized statement is received.

#### **VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER**

A) Archery Equipment -Update

Tabled indefinitely. Will be removed from agenda.

Black Dog Excavating will be coming out on Wednesday the May 13<sup>th</sup> to finish the overlay on the tennis/pickle ball/basketball courts. The company that will do the striping on the courts, AA Accurate & Affordable Striping, Inc. will be contacted by Ray once the overlay is completed and acceptable. The net heights measurement for tennis and pickle ball needs to be correct. If necessary, for the correct height measurements, Radar, the welder from Cripple Creek, can be contacted to make sleeves.

The first 9 holes of the Frisbee Disc Golf course will be completed once the weather improves. Ray Z. and John G. will work on the drainage issue. Ray indicated that a water feature would look nice.

Jim N. asked that the pool job be completed before anything else is started. The horseshoe pits need to be refurbished with new sand and backboards refinished. Jim N. Stated that the priorities are pool, tennis courts, disc golf and then horseshoe pits.

#### **VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – JIM NOBLE**

A) Summer Picnic in Conjunction with Annual Meeting – Update

B) The planned summer picnic is cancelled due to COVID19. Jim N. suggested that the Annual Meeting be held as a Webinar. Jim N. will set the webinar up for the virtual annual meeting. Board members will be present at the CCME clubhouse. Rudy T. asked which program he will be using. Jim N. indicated that he has a program, Webinar.net, which allows a thousand seats. Judy A. will include the procedure for registration and log-in information for the webinar in the mailing of the meeting notice and ballot. Rudy T. can post on the Dorman website also for owners to connect with. Jim N. will get the registration and log-in information to Judy A. David Firmin will need to be informed. Jim N. will be talking to David next week.

C) Summer Events – Tabled from March meeting

All events are cancelled for 2020

Ray Z. reported that wine tasting parties can be held at the clubhouse.

The Board will begin working on Summer Events for 2021 in January.

D) Fireplace- Banquet Room -Update

Tabled to August 2020 Meeting

E) New Workout Room Equipment – Update

Jim N. reported that he continues to work on locating new equipment.

A sanitation station will be installed in the fitness room once it is open for use

Ray will begin working on the installation of park signs for the parks.

**IX) COMMUNICATIONS – SECRETARY - JUDY ANDERSON**

The Annual Meeting notice via Webinar and the ballots for new Board member positions will be included in the June newsletter. The deadline for mailing of the notice and ballots is no later than June 10, 2020.

**X) OLD BUSINESS**

None

**XI) NEW BUSINESS**

The old cistern has developed a major leak and cannot be repaired. A new cistern will be installed. Jim N. stated that two 1500-gallon cisterns need to be installed. The cost for this expenditure will come out the capital improvement account.

The interior of the office will be refurbished with paint. Two (2) companies submitted two (2) bids each. The companies are Joe's Painting and Drywall and Miracles By Motion Painting Co.

A motion was made by Jim N. and seconded by Ray Z. to approve Bid #1 which includes painting of the ceilings from Joe's Painting and Drywall in the amount of \$2,600.00. **The motion was passed by the Board Members present.** The cost for this expenditure will come out the capital improvement account. The colors chosen are "Ceiling White" for the ceiling and semi-gloss light beige for the walls. John will contact Joe to find out if he needs upfront money for material cost.

**XII) PUBLIC COMMENT (3 Minute Time Limit)**

Jim N. stated that the office will do a soft re-open on the May 19th. There will be limited access into the office and fitness room. Access to office will require an appointment, no more than two people in the office at one time and must wear masks. The trash sign-in sheet and lockbox will be installed outside on the office front porch so that there is less traffic into the office.

**XIII) ADJOURN**

The meeting was adjourned at 11:13 a.m.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Judy Anderson, Board Secretary, Office Liaison  
tg/JJG

Reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Jim Noble, Board President

