

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION**  
**MEETING MINUTES**  
**Saturday, August 19, 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, and Jim Butler. Absent and excused was Bill Miller. Bill did not submit a proxy.

Rudy Thompson, Muldoon Associates was also present.

**B) Quorum**

A quorum was present.

**C) Approval of July 2017 Annual Meeting Minutes**

A motion was made by Jim B. and seconded by Bob W to approve the July Annual Meeting Minutes as written. **The motion was passed with a vote of 4 yes and 1 abstention.**

**II) BOARD OF DIRECTORS REPORT- PRESIDENT MARK RICHWINE**

**A) Executive Session Report**

Discussion included HindmanSanchez collections.

**B) HindmanSanchez accounts**

HindmanSanchez, Muldoon Associates and office staff have been working to update collections accounts. Currently, three accounts have been closed and returned by HindmanSanchez.

**III) FINANCIAL REPORT – TREASURER – BILL MILLER - reported by Mark R.**

**A) Approval of July 2017 Financial Statements**

Itemized statements were provided in the handout. A motion was made by Mark R. and seconded by Bob W. to approve the July financial statements. **The motion was passed with a vote of 4 yes and 1 abstention.**

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

**A) HindmanSanchez-Community Essentials**

Community Essentials was included in the handout.

**B) Christmas Party Costs**

Judy A. requested funds for new decorations for the Christmas Party. A motion was made by Judy A. and seconded by Jim B to approved funds up to \$125 for the purchase of new decorations. **The motion was passed with a vote of 4 yes and 1 abstention.**

Ken and Karen Poncelow has shown an interest in catering the Christmas party this year. Tammy G. will contact for confirmation.

**V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT - BOB WOOLEY**

**A) ACC Submissions**

|      |      |              |       |          |
|------|------|--------------|-------|----------|
| F 14 | L037 | 384 Deadwood | Fence | Approved |
|------|------|--------------|-------|----------|

**B) Variance Requests**

None

**C) Complaints/Covenant Violations**

|     |      |                        |           |             |
|-----|------|------------------------|-----------|-------------|
| F05 | L077 | 1591 Golden Cycle Cir. | open fire | Letter sent |
| F07 | L063 | 843 Dandy Jim          | Trash     | Letter sent |

Bob W. reported that with all the rains, the driveway at 81 Mariposa needs to be repaired before any clean-up can be done. Bob W. also reported that he has attempted to contact the company hired to clean-up the property with no success. It was suggested that the Board investigate other companies to contract out the clean-up. The email vote for approval of the

company that was hired was not ratified. Rudy T. will search for other companies in Colorado Springs that may take on the job.

**VI) MAINTENANCE REPORT- BOB WOOLEY**

**A) Maintenance List**

An itemized list was included in the handout.

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

**A) POA Insurance Update –Rudy Thompson to Report**

Rudy T. stated that the quote is almost completed for Board of Directors to review. The only information needed is vehicle coverage if and when a vehicle is purchased. The trailer has adequate liability coverage.

**VIII) MEMBERSHIP & AMENITIES REPORT- MARK RICHWINE**

Due to the rains, John G. has been hard at work taking care of driveways. Thank you, John!

Driveway grading is secondary to all maintenance projects of the clubhouse and grounds. Therefore, John G. will continue to grade driveways with the following stipulations

- maintenance projects and needs of the clubhouse are first priority;
- grading only – no repair work of driveways;
- all driveway requests will be inspected and pictures taken prior to the tractor's departure from the clubhouse;
- Owners are responsible for delivery of materials;
- after determining that a driveway can be graded by John G., the trailer can be used to haul the tractor to the job site.

Complaints were received regarding the use of the POA showers by private contractors who were given an access key by an owner. A letter has been sent stating the access cards have been shut off due to the numerous complaints.

**IX) COMMUNICATIONS – DIRECTOR JUDY ANDERSON**

The newsletter will be going out September the 22. Please have your articles into the office by September 15.

**X) OLD BUSINESS**

None

**XI) NEW BUSINESS**


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

Ray Z. updated the Board Four Mile Fire District. Clean-up of the property has started. The Four Mile Board is hoping to have everything up and running by mid-September. The EMS is going through state training and certification before activation. Most of the vehicles are up and running. This has been a slow process, but coming together.

**XIII) ADJOURN**

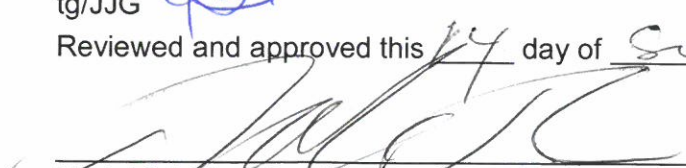
The meeting was adjourned at 10:29 a.m.

Respectfully submitted this 15<sup>th</sup> day of September, 2017.

  
Judy Anderson, Secretary/Office Liaison

tg/JJG

Reviewed and approved this 14 day of Sept, 2017.

  
Mark Richwine, President