



CRIPPLE CREEK MOUNTAIN ESTATES



NEWSLETTER

NOTICE OF VIRTUAL ANNUAL MEETING OF MEMBERS

The Annual Meeting of Members will be held as a VIRTUAL meeting on July 25, 2020 at 9:30 A.M. The Board of Directors would like to encourage everyone to join the meeting. Instructions on how to join are included on the back of the agenda which is included with this newsletter. Ballots are also included. Your votes are important. Please complete the ballot and mail it in. **Ballots must be received in the CCME office by 4:00 p.m. on July 24, 2020.**



STAGE 1 FIRE BAN IN TELLER COUNTY



STAGE 1 FIRE BAN

C.R.S. 30-15-401 (1) (n.5),

THAT:

During a stage 1 fire ban Open burning is banned on private and public lands in Teller County, State of Colorado, except as allowed under this resolution.

The following **are allowed** under this Resolution:

The use of charcoal grills, gas barbecues, liquid fueled gas stoves or lanterns, in each case that are at least 10 feet away from combustible materials.

Fireplaces for heating. The use of chainsaws with a fire-extinguisher readily available.

Outdoor welding with a fire-extinguisher readily available.

Smoking outdoors in areas clear of all flammable or combustible materials, or designated smoking areas.

The following **are Prohibited** under this resolution:

Burning fireplaces outdoors. Burning of any type of material outside. Use of fireworks, model rockets, or the use of explosives.

This Resolution shall be enforced by the Sheriffs of Teller County or by the administering agencies of the state and federal lands located therein.

Hello Cripple Creek Mountain Estates!

Spring has sprung, virus or not! We have 10 NEW HOMES planned for construction in our subdivision. As you all know, we are currently undergoing many major improvements/changes to the clubhouse and surrounding property, and sincerely appreciate your patience and input regarding these projects.

Tennis or pickle ball anyone? The first nine holes of Frisbee golf are also in. As soon as we can have the clubhouse open (with the exception of the pool), we hope to have equipment available to those who are interested in playing these.

We are also rebuilding the two horseshoe pits. Your new ideas and suggestions on anything we can do to make your ownership in CCME more desirable are always welcomed.

Teller County Variance Request

On the evening of May 22, 2020 the Colorado Department of Public Health and Environment (CDPHE) notified Teller County that our variance request was approved in part with conditions. This variance request approval is effective immediately. CDPHE issued additional requirements and limitations. While we thought we provided ample guidance in our request, please refer to the guidelines detailed in the CDPHE's variance request approval document and the applicable sections in Teller County's suppression plan for public gatherings, restaurants, gyms, movie theaters, and places of worship. As a County, we have all come together to get where we are today. In Teller County we are poised to move forward with a low COVID-19 case count, increased testing capability, ongoing disease investigation and contact tracing, an effective emergency operation response, and adequate hospital capacity. Our success to date is due to Teller County citizens taking responsibility in safe practices like social distancing to help prevent the spread in our community. We are pleased that a good portion of our request was approved and we are making progress but we are disappointed that the request to open casinos and bars was denied at this time. If we continue to show good progress we are hopeful that these remaining sectors of our local economy will open soon.

Sincerely, Teller County Board of County Commissioners

I appreciate your thoughtful approach to these challenging issues, and wish you all the best in your continuing efforts to ensure that Teller County residents are safe and healthy as we deal with this global pandemic. Teller County is a valued partner, and we are available to answer any questions and work with you on these matters. Please give me a call if you have any questions.

Sincerely,

Jill Hunsaker Ryan, MPH Executive Director



President : Jim Noble

Interesting Times

It has been almost a year since I became your President of the CCME POA Board of Directors. It has not been boring! As you can read in Bob Wooley's article, we have made some great strides forward this year. And, there have been a few bumps along the way. CCME has become a desirable destination for people who want to experience life in the mountains. I do not take credit for this – you have an incredibly dedicated Board that is laser focused on making your POA grounds, amenities and services all they can be. I am thankful for each of them every day.

Of course, the COVID-19 shutdown orders have been a challenge. For those of you who do not know me personally, I'm a Risk Engineer by trade. Large global pharmaceuticals are my company's largest block of customers. This means I've been hearing about the dangers of the virus without news media filters. This information has formed my viewpoint and I have asked our Board and staff to be extremely cautious. This is not only for the protection of the staff but also because we do not want our common areas such as the Clubhouse to become transmission sources. I know the precautions we are taking are inconvenient but we will get back to normal as soon as possible, but not before.

We are also changing how we do business. Our monthly meetings are "mask and social distancing" compliant and as you see we are moving our Annual Meeting to a virtual Zoom meeting. Actually, this should make it possible for a larger number of our out-of-state members to attend the meeting on July 25th. The other disappointment has been we were planning a BIG summer picnic in conjunction with our annual meeting but of course caution has caused us to cancel that event. See you for a Pig Roast and Barbeque in July of 2021!

Yes, we have had some big wins and some challenges this past year but overall, your POA is moving forward. I hope you can enjoy what we have accomplished to improve your community. There is MUCH more to do. Thank you for your support.

FYI: Animal Sightings

Please be aware of your surroundings!

Please keep your animals on a leash when walking around the subdivision.



Nixle offers free and paid notification services for local police departments, county emergency management offices, municipal governments and their agencies. The Nixle service allows government agencies to send messages to local residents via phone, email and web. Information is delivered almost instantly. Nixle serves government agencies and organizations in all 50 states. By June 1, 2014 over 7,100 agencies and over 2,000,000 subscribers were registered to use the Nixle service.

You can go to: www.co.teller.co.us
Sign Up (It's easy and anyone can join).



Did You Know???
**Services available at the
 CCME Office**

CCMEPOA OFFICE HOURS

TUESDAY—SATURDAY

WINTER

8:00 am — 3:30 pm

SUMMER

8:00 am — 4:30 pm

Closed

12:00 —12:30

for lunch

**The office is closed
 SUNDAY & MONDAY**

PHONE : 719-689-2549

FAX : 719-689-3436

NEW EMAIL :

ccmepoa@ccmepoa.com

Fax Service
Notary Service
Non-Member
Trash Service
Copy Service
Color Copies
Maps For Sale

\$1.00 per-page (sending)
Free for members
\$ 5.00 per-signature
\$1.00 - \$5.00
\$.10 - per page
\$1.00 - per page
\$6.00 Lg (no color)
\$1.00 sm (color)
Free sm (no color)

2020 BOARD OF DIRECTORS MEETINGS
Saturdays at 9:30 a.m. at the CCMEPOA Clubhouse

Jan. 11

Feb. 8

March 14

April 11

May 9

June 13

July 25 Annual Meeting

August 15

Sept. 12

Oct. 10

Nov. 14

Dec. 12

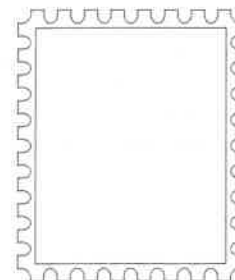
Cripple Creek Mountain Estates

Property Owners' Association

4453 Teller County Rd. # 1

Cripple Creek, CO 80813

Address Correction



CCMEPOA VIRTUAL ANNUAL MEETING INSTRUCTIONS

With the uncertainty caused by COVID-19 the 2020 Annual Membership Meeting, on Saturday, July 25, 2020 will be a *virtual* meeting presented on the Zoom platform. This year you can attend the annual meeting from the comfort of your own home.

Even though we will be together apart we are very excited to share the accomplishments (and a few disappointments) of *your association* over the past 12 months. We hope you join us.

The meeting will begin at 9:30 a.m. If you are not familiar with the Zoom internet streaming service, the instructions are as follows:

- Enter the **link** provided below into your internet browser and hit enter (join via PC, Mac, iOS or Android).
- Follow the prompts and you will be taken to the meeting
- When you enter the meeting, you will automatically be on mute.
- You can choose to be on video or not to be on video when you join.

Join Zoom Meeting

<https://zoom.us/j/95774250817?pwd=ZE9iN0lTNUtUQjI2SVhqdlpJK0VXQT09>

Meeting ID: 957 7425 0817

Password: 096544

One tap mobile

+16699006833,,95774250817# US (San Jose)

+12532158782,,95774250817# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

If you do not have internet access you can join by phone using one the numbers provided above. When you are connected, Zoom will ask for the Meeting ID and Password.

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL ANNUAL MEETING OF MEMBERS
AGENDA
Saturday, July 25, 2020 at 9:30 A.M.**

- I) **CALL TO ORDER & RULES OF CONDUCT**
 - A) ROLL CALL OF DIRECTORS
 - B) Quorum
 - C) Approval of June 2020 Meeting Minutes (*Board vote required*)
- II) **BOARD OF DIRECTORS REPORT – PRESIDENT – JIM NOBLE**
- III) **FINANCIAL REPORT – TREASURER – RAY ZITTLOSEN**
 - A) Approval of June 2020 Financial Statements – (*Board vote required*)
 - B) Annual Financial Audit Statement
- IV) **ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT - BOB WOOLEY**
 - A) ACC Submissions - Updates
- V) **MEMBER SERVICES & AMENITIES – ALL BOARD MEMBERS**
- VI) **COMMUNICATIONS – SECRETARY - JUDY ANDERSON**
 - A) August Meeting- August 15, 2020
- VII) **NEW BUSINESS**
 - A) Membership Education Speakers
 1. David Firman-CCMEPOA Attorney - Altitude Community Law
 2. Adrian Knight - CUSP
 3. Rudy Thompson- Dorman Association Management
 - B) Results of Vote for Board of Directors Positions
 - C) Appointment of Nomination Committee
 - D) Appointment of By Laws Committee
- VIII) **PUBLIC COMMENT (3 Minute Time Limit)**
- IX) **ADJOURN**

NOTE: NEXT BOARD MEETING: 8/15/20 The THIRD Saturday, at 9:30 a.m.

BOB WOOLEY

I was born and raised in Denver/Littleton, Colorado, graduated with a Bachelor's degree in Architecture from Colorado University in 1968 and was active in U.S. Air Force for four years following college. I worked for various lumber companies over a period of 37 years until retirement in 2009. I am experienced primarily in management and hands-on design of roof and floor truss systems.

My wife, Sandy, and I have owned property in CCME since the mid-70's and acted as general contractor for our home built during 2004-2009. I was appointed to the CCME Board of Directors in 2016 to fill a vacancy due to a resignation of a board member. I was elected to the CCME Board of Directors in July of 2017 and have held the positions of Vice President and Chairman of the Architectural control Committee.

With my knowledge and experience in general construction, codes, etc., I feel I am qualified to sit on the CCME Board of Directors and would appreciate your vote in retaining me on the Board of Directors. If elected, I look forward to continuing in my position with the Board.

RAY ZITTLOSEN

My name is Raymond Zittlosen. I have a strong real estate background; from 1993-1996 I held a real estate license from Arizona. I have spent many hours researching different zoning and covenants in different subdivisions within Teller County, including Cripple Creek Mountain Estates.

While in Colorado, I have been partners in two sports bars and a Quiznos sub shop. I joined Four Mile Fire Department in May of 2015.

In November of 2015, I received my National Certification as an EMR. In May of 2016 I received my Emergency Medical Technician and IV Certifications. I am also trained and certified in Wild Land Firefighting. I plan to continue my education and certifications in the EMS field.

I was appointed to the CCME Board of Directors in 2019 to fill a vacancy due to a resignation of a board member. I currently hold the position of Treasurer on the Board. I am excited to help the community by being a member of Cripple Creek Mountain Estates Property Owners' Association Board of Directors. I believe that the Association can be a big influence in improving our community and I look forward to working with CCME residents, contributing to the continued growth, improvement and desirability for living here.

PAUL J. SCHAIBERGER

paulschaiberger@aol.com

Originally from Michigan, I moved to Colorado with my wife Diana and daughter in May of 1973. I graduated from Central Michigan University with a degree in Marketing. I have 3 children, 2 in Colorado and 1 in Washington State.

I worked for Safeway from 1973 to 1986 in both retail and in the corporate office. I then worked for International Banking Technologies out of Atlanta, Georgia from 1986 until 2001 as a Project Manager, working in almost all 50 states and Canada.

My wife and I owned a retail store in Castle Rock, Colorado, selling Zapotec rugs and other home decor/art by Colorado artists.

In 2006 I started a home improvement business doing small home repair and did this until we moved to CCME on a full-time basis.

My hobbies and interests have included skiing, tennis, hiking, camping, riding the ATV and enjoying the mountains of our fabulous state. We also love getting to a beach any chance we get. I enjoy cooking for family and friend, and my wife keeps me busy with many projects around the house.

We have owned land here in CCME since 2007 and began building in 2008. We used our home on weekends and vacations until 2017 when we became permanent residents.

**CRIPPLE CREEK MOUNTAIN ESTATES
PROPERTY OWNERS ASSOCIATION
OFFICIAL BALLOT / PROXY**

**VIRTUAL Annual Meeting of Members
Saturday, July 25, 2020 at 9:30 a.m.**

Please read instructions

CANDIDATES FOR THE BOARD OF DIRECTORS:

To vote for a candidate, please mark the box next to their name. There are three (3) Positions available. Please vote for three.

- CANDIDATE NAME Bob Wooley [Incumbent]
CANDIDATE NAME Ray Zittleson
CANDIDATE NAME Paul Schaiberger
CANDIDATE NAME Mike Sawyer

YOUR VOTE IS IMPORTANT

A QUORUM OF 10% OF MEMBERS WHO ARE ELIGIBLE TO VOTE APPEARING IN PERSON VIA WEBINAR OR BY PROXY IS REQUIRED TO CONDUCT BUSINESS AT THE ANNUAL MEETING.

CHECK HERE IF YOU WILL BE JOINING THE VIRTUAL MEETING.

Please FOLD and mail your ballot to:
Rocky Mountain Chapel, 4240 Teller County Rd. 1, Cripple Creek, CO 80813
Ballots must be received no later than 4:00 p.m. July 24, 2020.
Remember your Association assessments must be **paid in full** to be eligible to vote.

Filing # _____ Lot # _____

Additional Properties Owned [How Many?] _____

Signature _____ Date _____

Signature _____ Date _____

**INSTRUCTIONS FOR JOINING THE VIRTUAL MEETING
ARE ON THE BACK OF THE AGENDA.**

Please FOLD and return your ballot.

Ballots must be received no later than 4:00 p.m. July 24, 2020. Remember your association assessments must be paid in full to be eligible to vote.