

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
Saturday, May 13, 2023, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors

The meeting was called to order at 9:32a

Board Members present: Mark Richwine, Montrell Williams, Ray Zittlosen. Bob Wooley absent & excused with Proxy given to Mark Richwine. Paul Schaiberger absent & excused. Jim McCloud absent & excused with a Proxy given to Montrell Williams

B) Quorum

A quorum of the board was present.

C) Approval of April 2023 Meeting Minutes (**Board vote required**)

Mark requested a vote for the approval of the April 2023 Meeting Minutes. No one opposed.

The motion was passed by the board with one Proxy vote from Bob Wooley and a Proxy vote from Jim McCloud.

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Mark Richwine

A) Executive Session Report of May 13, 2023

Some rules were discussed that will be gone over during the ACC updates for the mailboxes. Just so everyone is aware, they did get installed and the board will be voting on that today so that we can start assigning mailboxes to people who need them.

B) Policies & Procedures from Altitude

We went over these last month. Mark is also currently in discussions with Rudy from Dorman. He is checking with Altitude on some questions we have with a homeowner about the rules from the house bill that the state passed versus what the lawyers drafted to us. They're double checking everything to make sure that our policies and procedures follow state law.

III) FINANCIAL REPORT – TREASURER – Jim McCloud

A) Approval of April 2023 Financial Statements – (**Board vote required**)

Montrell Williams made a motion to approve the April 2023 Financial Statements. The motion was seconded by Ray Zittlosen. **The motion was passed by the board with one Proxy vote from Bob Wooley and one Proxy vote from Jim McCloud.**

IV) OPERATIONS & MEMBER SERVICES – Rachel Malloney

A) Event Committee Updates

Next Dates for Bingo are June 23rd, July 21st, & August 25th. Our community clean up has been rescheduled to June 3rd. If you are interested in joining, we will be meeting that morning at 10a at the clubhouse before beginning. Please come help us make our community cleaner. We will be having a CCME Pet Parade on June 17th at 1p. Dress your pet up and bring them down to the office and let's have a parade! Fun contests and prizes to be had! The annual meeting is on July 8th, please don't forget to vote for the Board of Directors and RSVP to the luncheon. Please don't forget to RSVP to the luncheon if you plan on coming so that we know how much food and drink we will need to provide. We're also going to have an Outdoor Game Day on July 29th starting at 11a. We'll have contests for badminton, cornhole, horseshoes, and more. Bring your family, bring your friends, and come have fun and enjoy the sunshine.

B) 2023 BOD Election Ballots & Summer Survey

Ballots for the Board of Directors will be going out on May 22nd. Along with this will be 2 surveys that will be attached. Please vote and get these back to the office ASAP.

C) Looking for volunteers to help grill for annual meeting.

We're still looking for a couple more volunteers to help with grilling for the annual meeting. A member in the audience offered to help with grilling.

D) Chipping 2023

We currently have 43 lots so far signed up for Chipping. Depending on the weather, we may have to move dates. You can still sign up with chipping in the office. Rachel & Bob Wooley are working together on getting everyone settled with chipping.

- E) Fire Season: Dos and Don'ts
No open fires are allowed within CCME. If you have a STR, please remind them that we do not allow open fires. For any others, please have some sort of wire/mesh cover to help prevent the spread of ash and sparks. If you see an illegal fire, please call 4Mile Fire. They will be quickest to respond. You should also have either a fire extinguisher or bucket of water to help extinguish your fire.
- F) Office Closure: Memorial Day
The office will be closed on Memorial Day, Monday May 29th.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Montrell Williams

A) ACC Submissions – Updates

19-2/045	Dan & Teresa Huber	Roof	626 Yorktown	Approved
19-1/025	Asil Ingram	Driveway	1960 Troy Dr	Approved
23/176A	Bob & Debbie Costa	Deck Repair	1274 Troy Dr	Approved
23/016A	Bill Bradley	Multiple	409 Sunset Ln	Pending
14/058	Storm Creek Living	Deck & Paint	371 Buckhorn Rd	Approved
23/054	Eric Shute	House Plans	475 Crystal Dr	Preliminary
23/179	Gabe & Christina Arrington	Driveway	1399 Troy Dr	Approved

B) Variance Requests (*Board vote required*)

C) Complaints

05/055	David Rabb	Pet Control		
23/111	902 Copper Mtn LLC	Building w/o approval		Cease & Desist sign placed
23/122	PW Real Estate Ventures	Possible Squatting		Cease & Desist sign placed

We have been having a discussion on mailboxes since January. We are out of available mailboxes that were originally given to us. The USPS does not provide mailboxes anymore and is requiring communities to purchase their own mailboxes. We have discussed and purchased a set of 4 units of mailboxes with 16 mailboxes in them. Anyone who has had an existing home within CCME prior to March 1st of this year, will not be forced to pay for a mailbox, but will also will not receive one. That is what we are discussing later today. Any new home submittals after March 1st, must pay for the mailbox access which is \$200. This is going to be added to the ACC Guidelines based on a Board vote. We cannot spend thousands of dollars and give things away. The first set of rules that came into place, that as already been voted on and approved, is any homeowner who submits a request to build a house after the 1st of March must pay for mailbox availability. This is going to be added to the ACC Guidelines. The Postmaster is still going to organize and distribute keys to boxes, but we are the ones who must provide the boxes and install them. Everyone who has been here with a house prior to March 1st, you will not be forced to pay the \$200. But, if you want availability and you do not currently already have a mailbox within the community, you will also have to pay the \$200 like any new homeowner. The Board is now proposing a new rule change for those with homes prior to March 1st will pay \$200 for a mailbox if they want one. Mark made a motion for owners who have held a home within CCME prior to March 1st, 2023, and do not have a mailbox assigned to them, that they will not be forced to get one, but if they want and request a mailbox, they must pay the same \$200 fee that new builds also incur. Montrell seconded the motion. **The motion passed by the board with no proxy votes.** We will be sending out an email soon to inform owners that those 64 mailboxes are available.

VI) MAINTENANCE REPORT – PRESIDENT – Mark Richwine

- A) Projects – We don't have a lot of updates right now as Jeff is currently on vacation. The bathrooms are on pause right now, there's a lot of problems we've run into and are looking to find a professional to get it done correctly. The pool is still in good shape as well. The events space is good for now until we get more money in the budget to get the rest updated.

VII) COMMON GROUNDS & SECURITY REPORT – Bob Wooley

- A)

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Mark Richwine

- A)

IX) COMMUNICATIONS – SECRETARY – Paul Schaiberger

A)

X) OLD BUSINESS

A)

XI) NEW BUSINESS

XII) PUBLIC COMMENT (3 Minute Time Limit)

A) A member over zoom had a question about some standing dead trees, if he needed to put in a request to have someone remove them. It is advised that he pick up a yellow sign from the office and post it.

A member in the audience inquired about new propane bids. Mark will be getting in contact with providers in the upcoming weeks to get bids for fixed rates for the community.

XIII) ADJOURN

The meeting was adjourned at 11:01a

Respectfully submitted this _____ day of _____, 2023.

Rachel Malloney, Office Manager

Reviewed and approved this _____ day of _____, 2023.

by Mark Richwine, Board President