

# CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES

Saturday, December 14, 2019 at 1:30 P.M.

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

#### A) ROLL CALL OF DIRECTORS

The meeting was called to order at 1:33 p.m.

Board Members present were Jim Noble, Bob Wooley, Judy Anderson, Jim Butler and Ray Zittlosen.

Rudy Thompson of Dorman Association Management Company was present.

#### B) Quorum

A quorum of the Board was present.

#### C) Approval of November Meeting Minutes

A motion was made by Bob W. and seconded by Ray Z. to approve the November Meeting minutes as written. **The motion was passed by the Board Members.**

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

#### A) Executive Session Report of December 2019

The Board discussed banking Items, update on amenities, general guidance for the ACC guidelines.

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

#### A) Approval of November 2019 Financial Statements

An itemized statement was included in the handout. The Board discussed moving the Capital Reserve Account from Citywide to Community Banks for a better interest rate.

A motion was made by Bob W. and seconded by Ray Z. to approve the November 2019 financial statements. **The motion was passed by the Board Members.**

#### B) 2020 Budget- (**Board vote required**)

A motion was made by Jim N. and seconded by Bob W. to ratify the November approval of the 2020 budget. **The motion was passed by the Board Members.**

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

#### A) Altitude Community Law newsletter

The newsletter was included in the handout.

The 2020 Agreement with Altitude Community Law has been signed and faxed.

Judy A. also would like to send out a big thank you to all the Christmas helpers this year. The following people were recognized for their help: Lilly Colen, Rebecca Van Winkle, Kay Anderson, Diane Phillips, Bob Wooley, Mr. & Mrs. Di Paolo, Mr. & Mrs. Kramer and The Boys & Girls of the Adventure Service Klub.

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

#### A) ACC Submissions

None

#### B) Variance Request

None

#### C) Complaints/Covenant Violations

17-005 Camper with expired tags, a violation letter was sent.

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

A) Pool Filtration System- Update

The pool is open. A large fan was purchased for \$209.00. The fan helps reduce the humidity in the pool area. The humidity level has dropped between 55% - 60%.

B) Programmable Thermostats – Update

4 new thermostats have been purchased and installed.

C) Purchase of Hard Top Cab Enclosure for Kubota- Ratify Email Vote

A motion was made by Jim N. seconded by Ray Z. to ratify the email vote for the purchase of a cab enclosure for the Kubota at the cost of \$1600. **The motion was passed by the Board Members.**

Bob W. announced the new glass for the windows for the pool area will be installed by Window World in January. Jim B. will take the old glass if they are not broken.

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

An Archery Store in Pueblo is going out of business. Jim B. suggested looking into the cost of the archery equipment for the POA. Research must be done regarding liability and insurance rates. Jim B. will email Jim N. with the cost of the equipment. This may be another amenity that the Board can offer to owners.

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

A) Disc Golf – Update

The first 7 baskets for disc golf have been installed. The remaining baskets will be installed once the ground has thawed.

B) No Open Fires-Declaration of Protective Covenants- Article II, section 2.1 (g)(4)-Update  
Jim N. and Ray Z. are still researching on this issue. This item was tabled indefinitely.

The lighting in the pool area has not held up well. John G. is working with Gary B. to come up with a solution to this issue.

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

A) Newsletter – Need Articles by December 18, 2019

Jim N. will contribute an amenities report for the newsletter. Jim N. suggested making the newsletter more attractive. Making the newsletter more positive and not so “slap-on-the-wrist” approach.

**X) OLD BUSINESS**

Larry T. can hold band practice in the clubhouse on a trial basis, to include future engagements.

**XI) NEW BUSINESS**

Plans for the new year include:

Another 9 baskets to be installed for the disc golf course

Flooding and water issues in coordination with Dennis J.

Mountain Bike & Hiking Trails

“Lilly’s Park” on Angas – note: the new bench has been set at the park on Angas

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

A question was asked whether the new park can be reserved. The answer is yes. The Board would like to get the community involved and have great times together as neighbors.

Four Mile Fire has hired a new Chief. He will be starting January 6, 2020. There will be a “Meet and Greet” on January 11, 2020 11:30 a.m. – 2:30 p.m. at the Fire Mile Fire Station. There are now 16 people on the roster. Monthly meetings are held the 3<sup>rd</sup> Wednesday of each month at 7:00 p.m. at the fire house on County Road 11.

**XIII) ADJOURN**

The meeting was adjourned at 2:17 p.m.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Judy Anderson, Board Secretary, Office Liaison

tg/JJG

Reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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