

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
Saturday, March 09, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors

The meeting was called to order at 933a.

Board members present: Montrell Williams, Charlsie Eijlers, Ed Moore, & Ken Blohowiak.

David Martin was absent and excused. His proxy was given to Montrell Williams.

B) Quorum

A quorum of the board was present.

C) Approval of February 2024 Meeting Minutes (**Board vote required**)

Montrell made a motion to approve the February 2024 Meeting Minutes. The motion was seconded by Charlsie Eijlers. **The motion passed the board with one vote by proxy.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

A) Executive Session Report of March 09, 2023

Had several items discussed around surveys, some maintenance things with the gym, as well as some options for electronic payments that we are going to be looking at as we move off of Dorman. We also covered some forward-looking items that the Treasurer will go over with in regards to some reserve studies. And then there was some other regulatory compliance things that we had taken care of. Corporate charts were added as well as some requests from some agencies that want to do some studies on our creek.

We have quite a few votes that we had electronically by our overall communication tool so that we didn't have to wait for the day-of.

Montrell made a motion to bring back the office hours to 730a – 4p Monday through Saturday. **The motion was passed by the board with one abstention.**

Montrell made a motion to deposit assessment fees into the Community Banks of Colorado account. **The motion was passed by the board with one abstention.**

Montrell made a motion to allow Team Rubicon to perform wildfire mitigation on CCME Common Areas. Team Rubicon is a non-profit. This is something that the Wildfire Mitigation Committee has been working on. The motion was seconded by Charlsie Eijlers. **The motion was passed by the board with one abstention.**

Montrell made a motion to pull \$3650 out of the reserves for a reserve study. The motion was seconded by Ed Moore. **The motion was passed by the board with one abstention.**

Montrell made a motion to approve \$1000 to pay for lunch for the fire mitigation crew, Team Rubicon. **The motion was passed by the board with one abstention.**

III) FINANCIAL REPORT – TREASURER – Ed Moore

A) Approval of February 2024 Financial Statements – (**Board vote required**)

Ed made the motion to approve the February 2024 Financials. The motion was seconded by Montrell Williams. **The motion passed the board with one vote by proxy.**

The other thing I want to announce, I will start doing this every meeting, is we have two debt definitions. Old vs New. The old debt we have \$161,756.66 as of the date of February 29th. Secondly, the 2024 assessment owed, we have about 100 properties that still owe \$136,215.26. Total is \$297,971.92. So that is a lot of debt outstanding right now, as you all know. There is a lot we could do with that money if we had it.

The Reserve Study is something that I found out a couple months ago, and I was really fascinated by it. If you all do not know what a Reserve Study is, they take a look at the assets, which is mostly this building, look at it today and look out 40 years. What do we need in reserves to take care of maintenance issues? And how much money do we have. And once we know that, we will know how much we need to set aside every year in order to have enough in reserves to pay for the costs. There's always going to be emergency stuff. That's what the reserves are meant for. But we also can do a plan for the next 40 years going forward, for the next board, etc. We can say this is what we need in order to

save money and pay for things. The board feels that the Reserve Study will be very beneficial by knowing what we need to do, and what money we need to designate, and to see what it is going to cost us in the next 10 years, and do we have enough money to fix it. We get this one done first, and then it's up to us to do one every third year. They don't need to come out, because they've seen it. They've taken pictures.

B) Finance Committee Updates

Ed & Dory Seal met on February 22nd. They created a definition sheet for the Balance Sheet. This will start being with the Financials on the website for people to look at. It defines every line item of the Balance Sheet that a lot of people are confused on. Dory will be helping the office staff with QuickBooks and accounting questions. So next time you see her, thank her for her efforts.

And finally, I was tasked with our Investment policy. This will be created over the next 30-60 days.

IV) OPERATIONS & MEMBER SERVICES – SECRETARY– Charlsie Eijlers

A) Event Committee Updates

The Events Committee meeting was originally delayed. It will now be meeting after the Board Meeting today. Please feel free to join us if you would like. Bingo will be on March 22nd & April 26th. And we will be having an Easter Bruncheon & Egg Hunt on March 30th. The luncheon will start at 11a. We will provide the main dish for the luncheon. We ask that you bring either a side dish or dessert. The Egg Hunt will start at 1230p. Please contact the office if you would like to join us.

B) Wildfire Mitigation Committee Updates

We are encouraging people to sign up for chipping days and still looking for volunteers to help with chipping. Date for chipping are: June 7th & 8th, July 12th & 13th, August 9th & 10th, September 13th & 14th.

The Wildfire Mitigation Committee will hold a public Education session on home hardening in May. The date is to be determined. In April, we will be distributing a flyer with details about the content of the home hardening session with the exact date & time. DFPC grant deadline is in mid-April. It's a small grant for homeowners for hardening your homes.

The office hours will be changing back from its Winter Hours to normal hours, 730a – 4p with a lunch closure from 1p – 130p Monday through Saturday.

The other thing we're doing is bringing Bookkeeping back in-house. There will be future communications on how we're taking payment methods among other things that you will be seeing. Future communications will be directly from the office as we transition away from Dorman, so you'll start to see that. Rachel has been working on how to set that up so that it stays private. Meaning, just like you do from Dorman where you can't see everyone else's emails. She's been working hard on getting that set up.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – David Martin

A) ACC Submissions – Updates

11/019A	Robert Wrobel	Tree Removal	490 Little Topsey Dr	Approved
06/096	Michael & Karen Kleine	Driveway	1275 Golden Cycle Cir	Pending
19-1/024	Ryan & Christine Moreland	Home/Outbuilding	1156 Anges Dr	Pending
23/019	Charles Kessler & Chris Lynn	Restain	325 Sunset Ln	Approved
05/067	Marlena Outlaw	Driveway	46 Hobo Ct	Pending
06/044	Ben & Sierra Hocking	Fence	144 Golden Cycle Cir	Pending
19-3/002	John & Debra Ellenberger	Preliminary House	1359 Anges Dr	Pending

B) Variance Requests (**Board vote required**)

C) Complaints

09/004	Natalie & Lakota Curtis	Loose Dogs	Contact Sheriff/Animal Control
01/041	Joshua & Emily Weaver	Blocked Culvert	Have office contact the owner

D) February Real Estate Transactions

In February we had 8 properties sold. Of those 8, 7 were vacant lots and 1 was a home sell.

And we had 1 request to vacate a lot line.

Montrell wanted to remind everyone, that as the weather clears up, and people are more outside, you need to train your dogs to stay on your property or keep them on a leash. Last year around this time, we started to see a bunch of complaints about loose dogs running around and going onto people's properties. It may not seem like a big deal, but everyone

has their own property. And your animals are supposed to stay on your property. We're just asking that if you have animals, that you keep them contained to your property. We've had a ton of snow over the last couple of weeks. We want to thank the city workers and the county workers that come out and plow, and sometimes they have to put that snow somewhere. So, if you do get snow put into your culvert, unfortunately there is nothing that the board can do about that. I do know that if you call into the county in certain instances they will come out and try to be helpful and remove that snow.

Charlsie reminded everyone that there is a form that the office can give to submit for repairs. Montrell stated that no one from the board or office is able to come remove anything from your properties, but we will provide resources to help. The office is not responsible for tracking those requests. You can also go online and put in a request as well.

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

A) Projects

There are no ongoing projects. All projects are on hold until after the Annual Meeting. We will start to research things from the survey request. We will do research, but we will not spend anything.

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

A) Ballot Committee Update – Budget Results

The budget passed, and we are moving on. For the budget, we had 4 volunteers and the office staff count the ballots.

B) We have an issue with the gym floor and are going to do our best to try to solve it. The gym floor has been contaminated lately with mud, rocks, snow, granite. We will emphasize from now on to use the gym that street shoes are not allowed. It is getting between rubber mats and getting into the equipment. We have lockers downstairs for you to leave street shoes. We want to take better care of the gym. We want to treat our facility better.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

A) Collections Update – Based on current results, we have over 100 owners who have not paid for this year. That's about \$135,000. We are going to start identifying those folks. I want to find out if these are folks who normally don't pay, or if there's new folks that haven't paid. Rachel stated that that number is two-fold like you were mentioning. There are 100 people who have not paid in over a year, and there's about 100 people who are new for this year. Montrell stated that that is even more alarming that 100 of the residents feel like they don't have to pay. We will just turn them over to the lawyers. We cannot keep these facilities running. We have to pay office staff. We have to pay our vendors. And if we're not collecting the funds from people who live in the community and have access to the amenities that exist within the community, water, roads, bridges, and the clubhouse, then we have to send them to collections.

Rachel stated that we do still have to follow the collections process: send the first demand letter, second demand letter, then collections.

Montrell agreed. That if they are not responding to a bill that they have, they will not respond to a demand letter. But they will respond to a judgement.

Rachel stated that with the first Demand letter, we usually get about half of those who haven't paid the current year respond. And with the second Demand letter, we get about another half of what is left over. Last year, we only had about 36 new people that didn't pay.

B) Technology Committee Update – Only meet once a quarter and have not met yet.

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

A) Survey Results – The way we did the survey is, we took the 5 options for voting: Somewhat Oppose, Strongly Oppose, Neither Oppose or Support, Somewhat Support, & Strongly Support; and gave it a metric that we could quantify: -2, -1, 0, 1, 2. And so with those numbers, we ended up with Ponds on top with 81, Resurfacing the Pool was second with a score of 77, Clubhouse Flooring was third with 73, and then the Tennis Courts with -60, and Extending the Trash was -11. People viewed that the flooring needs to be updated, it is the face of the community. The pool, they felt like it was routine maintenance. That was the themes for the comments that we got. For the Ponds, most felt like we needed it for fire mitigation, a few people mentioned wanting fish, which is TBD, and there were a few concerns over the price. So we are doing some research, and Montrell and Ken are both doing work on

that. So, we're going to begin the research on these things, and we'll start doing the actual work after the Annual Meeting in July.

B) To remind you, we are transitioning from the Dorman email, so be on the look out for with that. And also, something we wanted to mention, it's not a CCME or a Board thing, but there is a CCME Facebook group page. And it's for people who don't always know what's going on. It's not an official CCME communications page.

X) OLD BUSINESS

A)

XI) NEW BUSINESS

A) Ken - The trash contract we have for Monday, Wednesday, Friday pick up. We had a hiccup last week with not getting picked up. That will be corrected. It has been promised not to happen again. But at the present time, that contract is expiring. We have contacted 3 additional companies, that next week will come into the office, and Rachel and I will communicate with them for new contracts. We will bring back their offers to the Board, and we will make a decision on their offers for their contract.

B) Also, as everyone has mentioned on the Board, we are bringing so much more into the office for the staff to manage this property. We created an office for Karen. We bought a desk, chair, and electronics for her, so she has her office space. Fridays & Mondays she will be doing a lot of bookwork for us, but there will still be a staff member at the front door to answer questions as they come in.

XII) PUBLIC COMMENT (3 Minute Time Limit)

Laura Givens – 1207 Golden Cycle Cir – I wanted to go back to the Reserve Study. We are paying for the Reserve Study.

Montrell – Yes, It's not free.

Laura – We are paying once and then do it every three years?

Ed M – No, we can have the ability to keep doing it if you want.

Laura – And what was that cost?

Ed M - You have to do an onsite visit first year for \$3650. If they come back the following year to give us an update, it would be \$1710 according to 2024 pricing. I would recommend doing this every third to fifth year. The cool thing that this company is they offered us access to their program for pricing cost on future projects. We did 3 quotes, \$8500 down to \$3600 is really crazy, \$5200 was the middleman. This company I talked to quite a bit, and he said we will get their prorated for one year on the website access. What that means for Ken & Jeff is that they can go in and put in the examples and see what is the cost for that in the future. So, if we build something, what is that going to look like for the next 30 years. What did we replace? The roof, etc. So it is a nice little study. It will be on the web as soon as we get it, so that you can go on it yourself because it will be about 100 some-odd pages long. They will take pictures of everything in this building, the fences. Anything that we own. The mailboxes we own.

Barb Blohowiak – 129 Isabella Ct – I'm really glad that you started into this Reserve Study. We lived in Florida for 8 years on the Board, and I don't know how this place ran without a Reserve Study. Because how can you fix things down the road if you don't know what you need. So thank you very much for doing that. Another thing I'd like to request Charlsie or Rachel, I don't know how many of you read the Teller County News, but all of us that go to Victor for recycling, it is no longer there because people had put in trash. And I know a lot of us that live here used it. So if they could send out an email blast, maybe, letting people know that now they'll have to bring it here. Which is going to increase our garbage a little bit. Because I used to bring down one bag a week. Now I can't take down all my recycling, which was a lot, to Victor.

Ed M – I think there is one in Divide. I think there is one you can take it.

Rachel – I know we just said about the Facebook page, but Charlie Daye put on the Facebook that Divide has one.

Barb – But if they do, maybe we can send an email blast so that we can send people someplace else so that way we don't double up on our trash.

Ed M – I agree. We will need to do research on that.

Rachel – I agree it might be helpful, but I feel like they might do the same thing, to be honest, if they have the same issue.

Charlsie – If it's the one in Divide, they have control over their yard. You can't just drive up and put stuff in. I'm just not sure what the rules are. We're going to have to research that.

Montrell – I think that it would make the most sense to figure out what recycling and trash resources are available that are open now and communicate it to the community, and they can make their own decision where they want to go.

Barb – Yeah, so if we can let people know that they can't go there anymore and what's available to them, which that will help us. Because now my one bag a week will probably become 3 - 4.

Montrell – I completely understand. To that point about space, I know that we've constantly dealt with trash issues here, Ed & I were out there looking this morning. Just one quick note, that we should include in the resources is that if you do bring boxes up, if you could collapse them down. There were 3 big boxes in the trashcan. Just a reminder for everyone.

Michele Bledsoe – 246 Wolfstone Dr – Bringing up about the dog leash. I just wanted to find out and ask some other things. I have a property, I was there, and the neighbor's dog, who is this big like bear, was sleeping on my deck. Two of them. And when we went out, the guests that were with us, the dog came up behind him, and this guy almost had a heart attack. And so, I do know who the dog belongs to. I have contacted this person 3-4 times. And this was 1030 at night. So where do I stand on where I'm not being pushy with these people, because I hate to have these dogs taken away. What would you suggest for me to do? Cause I have 2 properties that have 2 different sets of dogs. One, I've already called the city on 2 years going with this. And they said there's nothing they're gonna do. I have pictures and everything. But they're not doing anything.

Montrell – So, first, that's a horrible experience. Last year I had some guests at my house, and when they walked to the road, one of the neighbor's dogs immediately in my vicinity had come out.

Michele – And it's the same area.

Montrell – Here's what I think that we can do as a Board, is probably put out a broader communication. We typically don't handle those particular concerns. It's kind of property owner to property owner. You then call the County, and if Animal Control wants to send out someone, they will. I'm surprised that Animal Control said that they weren't gonna do anything.

Michele – They were shorthanded, and they said there was nothing they could do at the time. So, I just quit calling them all together. Because we didn't know who owned the other dogs. These people, I do know who owns the dogs and stuff. My concern was, if they're sleeping on my deck, and I have guests come, and they have a dog themselves, some dog's gonna get attacked. I don't want my guests being sued for their dog attacking my neighbor's whose letting their dog run loose. Or I'd hate to have an animal get hurt. Or if a child would have walked out on that deck with a dog that big. Thank God they're friendly.

Montrell – I think that at minimum, based on this particular scenario, we can send a letter to that property letting them know that they're out of community compliance. We do have written in our Bylaws, that you have to stay on your property, and your animals have to stay on your property. So, they're violating it from that perspective. We can send that letter. With regards with how to solve that issue, that would be working with Animal Control and trying to talk to your neighbor. We can take it and talk about it as a Board, and see if there's other remedies that we have, but on our options are limited.

Michele – That's why, my hands are kind of tied too. They had one big dog, and now they have 2. And one's a pup, and when she jumped on me, it was like, "Okay. You knock me over, I break a hip."

Montrell – Yeah, I would feel frustrated if I go back home after today and there was someone's dog on my porch. I wouldn't like it.

Michele – Not at 1030 at night.

Montrell – Not at any time during the day.

Ed M – Michele, have you actually submitted a complaint?

Michele – I haven't, because I've contacted this person and talked to him before in the past, and I had sent emails to him. But I got no response this last time. But then I noticed the dog was not around about the second day we were there. They didn't come back around. So, I guess they got it.

Montrell – Literally every 3 months we have to talk about people with dogs, and keeping your animals on you property.

Michele - I get the reviews back from my guests saying that they lowered my reviews because of the dog being there.

Montrell – It's impacting your business. And I think that to be fair, I'm looking at it from a safety perspective. Not that I don't care about your business. I don't want to decision anything right now. But I will say, this is a problem that's been happening for years since I've been on the Board. I wanna talk

about options and solutions with the Board Members offline, and then we'll put out something to the community. In order for this to be curved, there has to be pain around it happening for the offenders. So, let us come up with something.

XIII) ADJOURN

The meeting was adjourned at 1017a.

Respectfully submitted this _____ day of _____, 2023.

Rachel Malloney, Office Manager

Reviewed and approved this _____ day of _____, 2023.

by Montrell Williams, Board President