

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON MEETING
Saturday, August 12, 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 9:35a

Board Members present: Montrell Williams, David Martin, Ed Moore, Mia Coggan, Ken Blohowiak, Jim McCloud

B) Quorum

A quorum of the board was present.

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

Jim McCloud made a motion to approve the July 2023 Meeting Minutes. The motion was seconded by Montrell Williams. **The motion was passed unanimously by the board.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

A) Executive Session Report of August 12, 2023

We had an executive session prior to this meeting, there were a lot of things we covered in this meeting: office updates, ongoing projects that we will go over once we get to that point that covers bathrooms, gutters, ponds, and fire mitigation updates, future projects, and we're also going to be working on a prebudget meeting later on this afternoon in preparation for next month's budget meeting. Another thing we're going to do is put together a 1-3-5 year plan for projects within the association. We know this happened previously, and we're going to revive that. This is in an effort so that we can provide consolidated updates to everyone as to what our plans are and what we're doing. As well as provide some continuity board to board as new members come on and off.

III) FINANCIAL REPORT – TREASURER – Ed Moore

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

Montrell Williams made a motion to approve the July 2023 Financial Statements. The motion was seconded by Ed Moore. **The motion passed unanimously by the board.**

IV) OPERATIONS & MEMBER SERVICES – Rachel Malloney

A) Event Committee Updates

This month we are bringing back our community outreach programs with our Back-to-School Drive this month. Last year we had about 4 giant boxes worth of school supplies, and we're hoping to meet or beat that amount this year. A full list of school supplies is available in the front office window, or you can look up the list on the Cripple Creek/Victor website. The school district really appreciated our help last year and will appreciate it again this year.

Our next BYOB & Bingo will be August 25th. Bring your favorite drink, bring a snack, and have some fun.

We're having a community photo contest this month as well. We are accepting photos of Teller County or of CCME. The categories are nature, wildlife, or candid photos. Photos are due by the 25th. You can email your photos to the Office. We will then have voting between August 26th – September 4th. And winners will be announced at the next board meeting.

B) Chipping

Chipping this month is August 25th & 26th. We will be in filings: 02, 03, 04, 05, 06, 09, 10, & 14. We can still use 1-2 more volunteers to help with chipping each day. If you are able to help, it would be very much appreciated. Otherwise, if you could be at your property to help with your own pile, 4Mile would appreciate that too. For September's chipping, we'll be getting the late people that signed up for chipping as well as those we missed the first go-around. We unfortunately do not have any more room for September. I'll get with 4Mile and the board to see if we want to get in one more chipping date in October, but I'm not very hopeful due to the weather. It depends on if 4Mile can do it or not. We had 5 months for chipping this year, and 67 lots that got chipped which I think is the highest amount we've had.

Lastly, Karen will be back on Monday. When you see her, please be sure to welcome her back. She will be taking care of the Manager duties while I'm gone, and we're very excited to have her back.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – David Martin

A) ACC Submissions – Updates

23/098	John & Chris Wolfe	Paint	154 Copper Mountain Dr	Approved
03/046	Richard & Chris Abriss	Deck	461 Gold King Dr	Approved
16/068A	Robert & Judy Anderson	Deck Replacement	94 Red Jacket Cir	Approved
22/101	Jerry & Lily Ann Nichols	New Home	1902 May Queen Dr	Approved
09/004	Natalie Ramirez	Tree Removal	452 Bennett Dr	Approved
09/004	Natalie Ramirez	Siding	452 Bennett Dr	Approved
09/004	Natalie Ramirez	Roof on Shed	452 Bennett Dr	Approved
19-1/024	Ryan Moreland	Driveway	1156 Angas Dr	Pending
19-2/028	Gabe & Cinnamon Bankey	Carport	31 Rattler Way	Approved
23/210	Adam Wilson	New Home	652 Derby Dr	Pending
19-1/024	Ryan Moreland	Fence	1156 Angas Dr	Approved
09/022	Chad & Jenoa Lynnes	Roof Replacement	757 Bennett Dr	Approved
07/013A	Henry & Lynn Fenn	Roof Replacement	800 Dandy Jim Dr	Approved
07/013A	Henry & Lynn Fenn	Siding	800 Dandy Jim Dr	Approved
22/095	Fred & Becky Dobbins	Paint	2154 May Queen Dr	Approved
16/023	John & Jackie Corbin	Roof Replacement	251 Tuscanora Dr	Approved
19-1/048	Brian Osmulski	Driveway	317 Wilson Way	Pending
22/062	David Martin	Deck	202 Wellington Dr	Approved
02/049	Mark Casas	Hot Tub	521 Andes Rd	Approved

C) Variance Requests (*Board vote required*)

There was a variance request for a 60-day permit for a camper in a driveway. We approved that request pending a Teller County Permit.

There was a variance request for a natural gas line to grant an easement across common grounds. That was denied.

There was another variance request for an outbuilding that was 240sq ft larger than what is normally allowed. We approved that with the design for Mr. Haase.

C) Complaints

19-3/008	Libertas Properties	Teepee on Property	Letter Sent
17/087	Breward	Dirt Bikes	Will begin Fine Schedule
11/028	Weaver	Junk on Property	Turned over to County
11/041	Necker	Cutting Down Trees	Need More Information

We've been getting numerous complaints about dirt bikes & motorcycles. We're aware that's been a headache for a lot of people, but there is not much we can do as far as that goes. However, if you see them, call the county. We cannot enforce any rules on the road. Montrell stated that he did encounter the two young men who were riding up on Gold King. They were respectful, but they did not stop. Montrell said he informed the person making the complaint to inform the Sheriff, which they did. However, the sheriff did not take any action. The challenge is that they're riding on the berms and riding onto people's property and Montrell is encouraging you to talk to your neighbors if that's who it happens to be that's causing these issues.

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

A) Projects

Montrell passed it over to Ken to give an update on the bathrooms. The bathrooms are well under construction downstairs. We have 2 volunteers coming in on the first part of next week to paint the bathrooms. As soon as they are done, Ken will be installing the vanities in both bathrooms, and the plumber will come back in and finish out his contract with us. He will install the toilets, the plumbing in both the new shower stalls, as well as the vanities. Then our electrician will come in and hook up the wiring outlets and we will be completed. The only drawback is that one bathroom has a tile/vinyl floor, and the bid came in exceedingly high at about \$8000 for new vinyl floor. Ken believes that Jeff has some acrylic paint that we can paint the floor for the time being. Then, both bathrooms will be completed. What started this project is that we had some electrical issues, and that has been solved. The bathrooms have been wired up to code, our utilities room is wired to code, and it is a great improvement. At this time, Ken made a request to vote on a second proposal for the second phase for some lighting and electrical issues in the hallway. So, we have an additional bid for \$3610. Ken made a motion to vote for this cost to be

approved so that the next phase can begin. Jim McLoud seconded the motion. **The motion was passed unanimously by the board.**

Jim McLoud notated that all the work that Ken and Barb are doing downstairs is all free and volunteered, and it is appreciated all of what they've done.

Montrell mentioned that another thing that Ken had identified, is that we do have some water that's leaking in more than likely between the seal plate between the framing and foundation wall, as well as a couple extra areas around the building. We have gotten some quotes on fixing this, and the board is still deciding on how they want to approach this. There was a previous company who had done the gutter work at the time our roof was replaced last year. We will be reaching out to them to see if that work is still under warranty. We want to try to rectify this so that it doesn't become a larger issue. Ken mentioned that he wanted everyone to understand that this building is getting old and needs help in some areas. As we find the problem areas, we will work on improving them. For future projects, what we have been doing really driven by Ken in Grounds and Maintenance, is going around and identifying all the areas that are the immediate versus the long-term needs, and that is going to be put into our 1-3-5 year plan.

Lastly on ponds. We have been in conversations with Dennis Jones around the ponds. We are kicking back-and-forth some ideas on how we can kick-off with one pond. We do have it in the budget that we budgeted last year for this current cycle. Also having conversations with Suzanne and Loren from the Fire Wise Committee about additional fire mitigation. They did have a fire wise meeting a couple weeks ago here, and there is still interest. They have gone out and looked and some different grants for us. There is one right now, that's smaller, which would cover about 60%. It would be about 16 acres, but also an eighth of the cost.

Next, we're going to be making some upgrades to the conference hall to the AV equipment that we have here. We'll be looking at getting a zoom room, so that we can have better zoom coordination for those that do dial in so that they can see the board members and see those that are speaking. We're trying to formalize and be in compliance with how we're supposed to be conducting our sessions, so there will also be a podium here that we can move in and out. We'll also look into some additional speakers so that we can create a better amenity for events.

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- A) Ken inquired if there was any interest in bringing back the ore cart back out front. A part of the tractor broke. Jeff can patch it to last the rest of the year, otherwise it's about \$1000 to fix it. Either way, it will need to be replaced. This along with the treadmills are planned to be discussed at the meeting later today.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

A)

IX) COMMUNICATIONS – SECRETARY – Mia Coggan

- A) Mia has been working on our digital footprint. We had our logo vectored so that we can put it on some different marketing materials, and we are getting quotes on those things. Montrell gave some more insight; we digitized our jpeg logo that we have for CCME. This is in an effort to put it on shirts, hats, mugs, etc. And so we can use it a bit better digitally, especially on the website. That is also going to be updated. That is slowly being worked on as well.

X) OLD BUSINESS

A)

XI) NEW BUSINESS

A)

XII) PUBLIC COMMENT (3 Minute Time Limit)

Michele Bledsoe – several properties within CCME – About the motorcycles, we do know where they came from, and we need to have the person who knows who it is and who has filed with the police department file with us here. Montrell responded that contacting and filing a complaint with the Sheriff's Office is the main thing to do. Notifying the office, we can send a letter. Rachel stated that if

they are on their own property, or on the county road, we cannot send a letter. That's not within our power. If they're on common areas, or someone else's property, then we can send the letter. Michele stated that she had photos sent to her that show them going up onto people's property and that they did damage to someone else's property. We do know it's a resident off of Princess Road. Rachel asked that the person talking to Michele, send her the photos and information so that we can reach out. Rachel stated that once we get that information in, we can start the fining and collection process. The first step is sending out a letter requesting that they stop what they're doing. The problem is, if they wait a month and then continue, then we have to start the process again. But, if it continues within the 30days, then we can start fining them.

Bob Wooley – 219 Andes Terrace – Has anyone on the board initiated a check for \$500 to pay 4Mile for the last chipping? Rachel stated that we did it for June, but not July. Montrell stated that this would be something the board would discuss during their prebudget meeting. Bob then also gave a shout out to Ken. Not only has he done everything we mentioned before, he also saved us over \$1000 from negotiations over refunds from broken materials we received. The other thing Bob had was on the gutters. The person who actually did the gutters was from Kiowa, he was licensed in Teller County, so we used his permit. He came out and replaced and reinstalled the guttering for the clubhouse. If the system is designed correctly, we may not have any recourse. If they duplicated what we originally had, and it works fine, that's not their problem. We need to evaluate the two gutters we have and see what the problem is. If we don't divert it, it's just going to continue to be a problem. Montrell stated that his understanding that there was two main issues. One was in the front left corner and the other was in the back. Ken cleared that Bob was inferring to the water overflowing in the area where the bushes are and it's seeping downstairs. They're going to put another downspout there. There's a damaged gutter over the entry by the kitchen. They would replace that there. The back gutter was pieced together by the installer, and it leaks. The proposal is to run one new large gutter all the way across because the one piece is drooping. We have two estimates, but we may be chasing a ghost if we decide to go after the other installer.

Dory Seal – 78 Red Cloud Circle – She first thanked Ken for addressing her concern earlier about the electrical concerns. She then had a concern over the water that is coming into the building over exposed wires. Montrell stated that when the electrical issues were brought up, the board jumped on the issue without having to close down the entire building. The only other option was to close down the entire building until everything was resolved. The board made a decision not to do that, and accepted the risk and liability. The electrical problem was fixed, and now we are addressing the issue with the water. Dory stated that her biggest thing, was that we do have employees who work in the office full time, and fires start all the time and didn't want us to be the cause of a large wildfire.

Michele Bledsoe – In talking about the gutters, with her experience due to the snow, it causes them to break when they freeze. Are they going to be replacing something that will just end up breaking every year. She has had to just take them off of some of her properties due to the damage the snow was causing. Ken let her know that we do have a preventor on our roof that helps slow down snow from coming down. She's worried about the ice damns that melting snow causes. Ken let her know we so far have never had that issue.

A member in the audience gave a shut out to Lynda Payne for reorganizing the library.

XIII) ADJOURN

The meeting was adjourned at 1033a.

Respectfully submitted this _____ day of _____, 2023.

Rachel Malloney, Office Manager

Reviewed and approved this _____ day of _____, 2023.

by Montrell Williams, Board President