

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
MINUTES**

Saturday, August 18, 2018 at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) ROLL CALL OF DIRECTORS

Board Members present were: Mark R, Bob W, Jim B. and Judy A. Absent and excused was: Bill M. Bill gave proxy to Mark R. Bill M.'s proxy did not specify his vote for each item requiring a vote, therefore; his proxy will be counted as abstentions. Rudy T. Dorman Association Management Company.

B) Quorum

A quorum of the Board was present.

C) Approval of July 2018 Meeting Minutes (*Board vote required*)

A motion was made by Bob W. and seconded by Jim B. to approve the July Annual meeting minutes as written. **The motion was passed by the Board Members with 4 Yes and 1 Abstention.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – MARK RICHWINE

A) Executive Session Report of July 2018

Legal Issues

III) FINANCIAL REPORT – TREASURER – BILL MILLER

A) Approval of July 2018 Financial Statements – (*Board vote required*)

Tabled to September Meeting

B) Primary and Secondary Lots

David Firman the POA Attorney from Hindman Sanchez recommends putting language in the By-Laws addressing rates for primary and secondary lots.

Jim B. stated that the Board was appointed by the membership; this should be a Board decision and then notify the owners of the changes.

The Board of Directors wants to be transparent. Mark R. suggested sending out an opinion poll to the members to get feed-back from them. Judy A. will draft a notice.

IV) OFFICE LIAISON REPORT – SECRETARY – JUDY ANDERSON

A) Community Essentials

In the handout.

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

A) ACC Submissions

FILING/LOT	APP/DND	NAME	PROJECT	ADDRESS
17-131	Approved	Patterson	Driveway	899 Princess Rd

B) Variance Request - (*Board vote required*)

None

C) Complaints/Covenant Violations

Trash is being dumped on Wilson Way. Bob W. will contact the owner for permission to go on the property and possibly clean it up.

Someone has graded a driveway on Rattler Way without approval. Bob W. will write a violation letter and John G. will take pictures.

VI) MAINTENANCE REPORT – VICE PRESIDENT - BOB WOOLEY

A) Maintenance List

The itemized list is in the handout.

Mark R. has been coming down at 9:00 p.m. every night to check the facilities. Mark reports that there have been no more problems so far.

There was a problem with the door going into the pool area. Swimmers were required to take their access card when having to use the bathrooms during swimming. That is no longer the case. The door will remain unlocked from 5:00 a.m. to 9:00 p.m. All persons in the pool and pool area are requested to leave the pool by 9:00 p.m. The door will automatically shut off access to the pool at that time. All persons must leave the pool at 9:00 p.m. and there will be no re-entry to the pool. A new strike plate on the door was installed.

Bob W. reported that a new box blade was purchased for \$720 and two windows on the east side of the pool were broken and needs to be replaced. The cost for the windows was \$538. New window protection screens were ordered at a cost of \$300.

Bob W. also reported that the access door to the facilities will need to be replaced in the future. The door is wood and will be replaced with a metal door.

VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER

A) Truck Purchase

Jim B. continues to look for a truck.

B) Concrete Bids – Update from June Meeting

Jim B. reports that he is accepting bids the concrete swale and parking area in front of the office. One company is meeting with Jim today for measurements of the area for the bid.

The Board is considering audio recording in the office for added security.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT - MARK RICHWINE

Mark R. reported that the weights in the fitness room are not being put back in the racks. Other than that everything looks good.

IX) COMMUNICATIONS – SECRETARY - JUDY ANDERSON

None

X) OLD BUSINESS

None

XI) NEW BUSINESS

Mountain Mutual Water Company asked the Board if the CCME POA building could be listed as a temporary disaster office for them in the event of an emergency. The Board agreed to allow MMWC use of the CCMEPOA building as a temporary office.

XII) PUBLIC COMMENT (3 Minute Time Limit)

XIII) ADJOURN

The meeting was adjourned at 9:52 a.m.

Respectfully submitted this 25th day of August, 2018


Judy Anderson, Board Secretary, Office Liaison

tg/JJG 

Reviewed and approved this _____ day of _____, 2018

Mark Richwine, Board President