**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS’ ASSOCIATION**

**VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS**

**MINUTES**

**Saturday October 12, 2024**

**l)** **CALL TO ORDER & RULES OF CONDUCT**

1. Roll Call of Directors- All Present

The meeting was called to order at 9:34 AM

Board members present: Montrell Williams, Charlsie Eijlers, Ken Blohowiak, and Rachel Bilardi

1. Quorum

C) Approval of September 2024 Meeting Minutes ***(Board vote required)*** Montrell made a motion to approve the September 2024 Meeting Minutes. The motion was seconded by Rachel. **Motion passed unanimously**.

**II)** **BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams**

Work Session Report of October 2024

1. Discussed overdue assessments and how to proceed- Heather to contact Altitude
2. Rocky Mountain Church asking to use part of the pool for 11/10 approx 1 hour for baptisms. Board to reach out and find out more information
3. 2025 budget discussions will start in the last week of October.
4. Behind closed doors discussion of the 2025 budget
5. Additional Fire Mitigation opportunity from Suanne – another 10 acres- Board did approve
6. Ed Seal in attendance and did a presentation on beautification project outside
7. Paul Schaiberger in attendance

**III) FINANCIAL REPORT – PRESIDENT- Montrell Williams**

1. Approval of Financial Statements (September not received at time of meeting) - **(Board of vote required)**
2. Montrell discussed with CPA Janet getting the financials before the board meeting for that month
3. Discuss 2025 Budget- Community welcome to reach out for recommendations

**IV) OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijilers**

1. Event Committee Updates- Office staff doing a great job with Email Blasts
2. Paint and Sip- 2 spot open
3. Craft fair tables-Sold out
4. Movie night is coming
5. Event committee to redo the facility rental agreement

**V)** **ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Rachel Bilardi**

1. ACC Submissions – Updates

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| --- |
| 05-086 Sandy Holloway Roof 327 Granite Ln Approved & completed |
| 08-010 Monica & Alex Florea New home 457 Midday Cir Pending final plans |
| 07-065 Matthew Kopruki Driveway 699 Dandy Jim Dr New County permit |
| 19.3-034 Taylor Pope (Alpine Investment) New home 617 Princess Rd Approved pending permits |
| 01-44 or 45 Sol Archuletta Prel home 64 Portland Dr  Is this style of building, ok? |

1. Variance Requests ***(Board vote required)***

-None

C) Complaints

|  |
| --- |
| 24 Tim 031A Fire burning 55-gal drum around 9:30 pm 9/13  complainant was informed to call teller sheriff |
| 16-042 Abandon Range Rover Rachel to send letter |
| 22-095 Exterior Light on 24/7 Rachel to view light issue |
| 17/022 Exterior lights on 24/7 Rachel to view light issue |

**August Transactions-**

11 properties sold, 3 homes, 8 vacant lots

**VI)** **MAINTENANCE REPORT – PRESIDENT – Montrell Williams**

No Projects to report

**VII)** **COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak**

1. The flooring in the event room is complete and looks great!
2. Resurfacing the pool will be happening in late Oct-November
3. Adding a remote control to the upstairs
4. Waiting for Bid for Tennis Court

**VIII)** **MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams**

1. We are going to be proactive on the Assessments this year and get them mailed off on time.
2. Technology Committee Update – there are now 4 members but due to schedule conflict unable to meet just yet

**IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers**

**X)** **OLD BUSINES**

A) In the process of transferring money from Quick Books checking to community bank there will be multiple signatures on all accounts.

B) The club house received several donated items including a Pizza oven, New Microwave and a ping pong table. The office will send out Thank you notes

**XI)** **NEW BUSINESS**

1. Diana Schaiberger (homeowner) F22/103A to discuss the topic of signatures on the CCME Savings account 5min
2. Diana Schaiberger F22/103A to discuss Neighborhood watch 5 min

Diana Schaiberger F22/103A checked with the Teller County Sheriff’s office and the Teller County Roads Department regarding information on Neighborhood Watch in the CCME community.  The roads department said that neighborhood watch signs must go on the owner’s property and the signs must be at least 30 feet from the center of the road on the owner’s property. Also, the owner must contact 811 before digging into the ground to make sure the signpost will be clear of any utilities including Black Hills, Century Link, Peak/Vero, Colorado Natural Gas, Mountain Mutual Water and/or any others that may apply. Sheriff Graber said the sheriff’s department doesn’t have any rules or guidelines for neighborhood watch. They said to always contact the sheriff’s office first and don’t take authoritative action. Officer Graber said if a concern comes up regarding a vehicle to get the make of the car and license plates number.  Diana asked the board at the meeting if they could possibly help with the purchase of Neighborhood Watch signs and Montrell said the board could investigate putting up neighborhood watch signs in the entrances to the CCME community and in the common areas, but not on personal properties. With that information it has been determined that owners that want neighborhood watch signs will need to take the proper steps to install signs on their own properties. The board will investigate Neighborhood Watch signs in the CCME common areas. Neighbors interested in a neighborhood watch program can get together and decide if they would like to share contacts to work together. We will have the topic at future board meetings to continue to work with the board and the community on the topic.

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

*Paul Schaiberger F22/103A* – regarding the church using the pool. The board should have more information

*Lisa Smith F160/07*- The church would need an answer sooner than later

*Michelle Bledsoe*- Working on Emergency exits if there is a fire (Ed Seal was very helpful getting information for her).

*Ed Seal 160/10A*- Recommends having a list of people to contact

*Rachel Bilardi 09/025* Ask for donations from the community to help support the workers 7 yrs old son who was recently killed at the mines.

*Barb Blohowiak 03/010* – Request the board to approve 50 new folding chairs for next year

*Jeff Boone 191/015* Would like to remind people and the board that many members of CCME go to the Rocky Mountain Chapel and that when CCME needs help with the fire mitigation the church was there to help. It is not a lot to ask that the church be allowed to use the pool for just a short time for Baptims in November

**XIII)** **ADJOURN**

**Meeting was adjourned at 10:47am**

**Next meeting November 9 2024, at 9:30am**

**Work session at 8:30**

Respectfully submitted this \_\_\_\_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,2024

Heather Walk, Office Manager

Reviewed and approved this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_,2024.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ by Montrell William, Board President