

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
MEETING MINUTES
Saturday, December 9, 2017**

I) CALL TO ORDER & RULES OF CONDUCT – PRESIDENT MARK RICHWINE

A) ROLL CALL OF DIRECTORS

The meeting was called to order at 2:36 p.m. by President Mark Richwine. Board members present were: Mark Richwine, Bob Wooley, Judy Anderson, Bill Miller and Jim Butler. Rudy Thompson, Dorman Associates Management was present.

B) Quorum

A quorum was present.

C) Approval of November 2017 Meeting Minutes

A motion was made by Bill M. and seconded by Bob W. to approve the November Meeting minutes as written. **The motion was passed by the Board members present**

II) BOARD OF DIRECTORS REPORT- PRESIDENT MARK RICHWINE

A) Executive Session Report

Items discussed included the HindmanSanchez Contract, personnel and financial issues. A motion was made by Bob W. and seconded by Judy A. to accept the 2018 HindmanSanchez Contract. **The motion was passed by the Board members present**

III) FINANCIAL REPORT – TREASURER – BILL MILLER

A) Approval of November 2017 Financial Statements

A motion was made by Judy A. and seconded by Bob W. to approve the November financial statements. **The motion was passed by the Board members and by proxy.**

IV) OFFICE LIAISON REPORT – SECRETARY – JUDY ANDERSON

A) HindmanSanchez-Community Essentials

Community Essentials was included in the handout.

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT - BOB WOOLEY

A) ACC Submissions

B) Variance Requests

F16 L37B 434 May Queen Dr. Garage

Many complaints were received regarding the outbuilding that was erected without ACC approval. Complaints included size and color of the outbuilding/garage, looks like a commercial building, does not match mountain residences. This is not acceptable and would set precedence for future building. Some owners complained that they have lost their views.

David Firmin, the POA attorney, was contacted by Mark R. He indicated that there were four options available to the POA. 1) the Board approves the variance; 2) modify the building to conform to natural setting of area; 3) levy fines; 4) pursue legal action to have the owner reduce size or remove the outbuilding/garage.

After discussion and comments from property owners present at the meeting, suggestions were made as to how to rectify the issue. Those included siding or painting the building with an appropriate color and adding trees and shrubs. The owner and builder were asked to provide remedies to this issue. This matter was tabled to January meeting.

Rudy T. suggested notifying owners that modified plans would be available for a 30-day review. Once reviewed, each owner could sign off as to whether they agree or disagree to the modified plan.

C) Complaints/Covenant Violations

F02 L033 265 Independence cars/RV's/campers Issue resolved

VI) MAINTENANCE REPORT- BOB WOOLEY – by Mark Richwine

A) Maintenance List

An itemized list was included in the handout.

John G. has been very busy with completing upgrades. The hallway flooring downstairs has been painted. The next upgrade will be the ceiling in the hallway and the lighting in the pool area. The Board is considering installing saunas near the pool area.

VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER

Tabled report

VIII) MEMBERSHIP & AMENITIES REPORT- MARK RICHWINE

A new pool heater was installed is working great. New cables were installed on the leg press machine and are now working. The pool deck flooring has been coated with non-slip paint.

IX) COMMUNICATIONS – DIRECTOR JUDY ANDERSON

A) Newsletter

The December Newsletter will be going out around the 22nd. Please have all articles in by the 15th

The 2018 assessment billing is in process and will be mailed at the end of the year.

X) OLD BUSINESS

None

XI) NEW BUSINESS

The HindmanSanchez contract was discussed in Item II(A).

XII) PUPLIC COMMENT (3 Minute Time Limit)

An owner asked how to get the road crew to fix the roads. Road complaints forms are located in the POA office. Complaints can be filed with the office and staff will fax the complaint to Teller County DOT.

An owner asked if ACC has a process that owners are to follow. A copy of the ACC Guidelines is available on-line and in the office. New owners are given POA documents including the ACC guidelines in the new member packet.

XIII) ADJOURN

The meeting was adjourned at 3:33 p.m.

Respectfully submitted this 6th day of January, 2018.


Judy Anderson, Secretary/Office Liaison

tg/JJG 

Reviewed and approved this _____ day of _____, 2018.

Mark Richwine, President