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

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

**MINUTES**

**Saturday September 14, 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, Dennis Jones and Rachel Bilardi- via zoom and proxy

1. Quorum

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

 D) Montrell made a motion to approve the August 2024 Meeting Minutes. The motion was seconded by Charlsie. **Motion passed unanimously**.

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

1. Work Session Report of September 2024
2. Board will review finalization Bi-laws and policy changes that have not been competed
3. Any changes to the Bi laws will be brought to the membership members in July
4. Tenet Membership need to talk to the lawyer about payment,

Mark Richwine Tenet members can use the owner’s membership Not Land Contracts means nothing.

1. Behind closed doors discussion of the 2025 budget
2. Personal discussion

 **llI)** **FINANCIAL REPORT – TREASURER- Dennis Jones**

1. Approval of June and July 2024 Financial Statements August not ready- **(Board of vote required)**

Dennis Jones motioned Montrell 2nd; **Board passed unanimously**

1. Dennis feels very strongly about closing the Quick Book checking and having the money moved to Community Bank. He feels uncomfortable with a single signature there should be 4 signatures.
2. Charlsie and Rachel feel that this topic should be tabled and discussed
3. Dennis makes a motion to close quick books checking account move money over to quick books. Ken 2nds **Board did not pass**.
4. Montrell- Would like to make sure the Homeowners are getting the full story.
5. Dory Seal F16 L10 would like to know why we are not using quick books to its full potential.

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

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

 **V)** **ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Rachel Bilardi (Ken Blowhowiak via proxy)**

1. ACC Submissions – Updates

|  |
| --- |
| 22/108 Brian Therien Prelim home plans 197 andes Terr Pending |
| 14/040 Eric Cooper Driveway 168 Wild horse Rd Pending |
| 19.2-012 Mohamed Ben-Masaud Driveway 215 Rattler Ct Pending |
| 03-002 Jason Quintanilla Siding 5060 Teller CR1 Approved |
| 05-086 Sandy Holloway Roof 327 Granite Ln Approved |

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

-None

C) Complaints

|  |
| --- |
| 22-020 Shipping containers Letter to be sent per covidence |
| 23-129 Board Zoom mtgs Montrell responded 8/13 |
| 09-041 Barking Dogs County Complaint |
| 09-004 Junk- Covenant Article II 2.1 Letter sent ( Jeff will continue to monitor) |

1. August Transactions-

11 properties sold, 3 homes, 8 vacant lots

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

**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. Upcoming Replace the carpet getting estimate and replace carpet on stairs.
4. Install additional lighting, the fan has been taken down

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

1. We are going to be proactive on the Assessments this year and get them mailed off in time.
2. Technology Committee Update – there are now 4 members

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

1. Discussed the movement of the bulletin board and getting new glass for it.
2. The Event committee proposal to be allowed to get new tables, carrier for the table and new tablecloths for the main event room. Ken made motion to approve tables, carrier and tablecloths. Dennis 2nd **Board approved unanimously**

 **X)** **OLD BUSINESS**

A) Dennis Jones -reported that he has talked with the county about the ccme roads. Per the county they have gone from 6 men to 3 men who do the grading. They are shorthanded and have a lot of roads to cover. Residents can continue to call or submit complaints but must be patient until they get to them, also watch your speed on the dirt roads. The county is doing the best they can.

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

1. Tenant Membership and fee on bylaws article IV- still in discussion
2. Discussed warning letters we need to enforce better
3. Owner wanting to possible add another building next to the auto shop (still in discussion)
4. Homeowner Terry Smith F069 L013 Proposal on Recycling/ Trash – Terry discussed his proposal, and the board thanked him and will discuss this further

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

**David Rabb 512 Strong Court –** He feels the community is getting 3rd hand info. It needs to be on paper and submitted have written documentation.

**Michelle Bledsoe 246 Wolf tone** – In regard to the auto shop she and her husband came home after 8 the night before and she saw the people burning stuff in an oil drum. (Needs to file a complaint and contact the sheriff or fire department

**Mark Richwine 5826 Teller County Rd 1** Informed the BOD that Land contracts are not allowed access cards to amenities

**XIII)** **ADJOURN** **Meeting was adjourned at 12:05 pm**

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

Heather Walk, Office, Manager

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

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