

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES

Saturday, August 17, 2019 at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:30 a.m.

Board Members present were Jim Noble, Bob Wooley, Judy Anderson, Jim Butler and Bill Miller absent excused. Bill did not submit a proxy.

Rudy Thompson of Dorman Association Management Company was present.

B) Quorum

A quorum of the Board was present.

C) Approval of July 2019 Annual Meeting Minutes (*Board vote required*)

A motion was made by Jim N. and seconded by Judy A. to approve the July Annual Meeting Minutes as written. **The motion was passed by the Board Members present.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Jim Noble

A) Executive Session Report of June 2019

The Board discussed maintenance, facilities and staffing.

B) Resignation of Board Member

Bill Miller submitted his resignation effectively immediately. On the recommendation of the Nominating Committee, the Board appointed Ray Zittlosen to fill the vacancy on the Board for the remainder of Bill Miller's term.

III) FINANCIAL REPORT – TREASURER –

A) Approval of July 2019 Financial Statements – (*Board vote required*)

Rudy T. gave the financial report. An Itemized statement was included in the handout. Jim N. suggested that an "out-of-normal expense expenditure report" be available when such expenses occur. A motion was made by Ray Z. and seconded by Jim N. to approve the July 2019 financial statements. **The motion was passed by the Board Members present.**

IV) OFFICE LIAISON REPORT – SECRETARY – JUDY ANDERSON

A) The Altitude Community Law newsletter

The newsletter was included in the handout.

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

A) ACC Submissions

F17 Lot 043	867 May Queen Drive	New Home	Pending-needs additional info
F08 Lot 002	115 Midday Circle	House Paint	Approved
F16 Lot 054	223 May Queen Drive	New Roof	Approved

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

F 21 L 021 RV Storage David Keith
This matter was tabled to the October Meeting.

C) Complaints/Covenant Violations

There was a couch dumped near Waco Way-John G. has taken care of this issue.

VI) MAINTENANCE REPORT – VICE PRESIDENT - BOB WOOLEY

A) Maintenance

Jim B. installed 2 new furnaces and 1 new hot water heater.

The wall next to the shower in the pool-side men's bathroom has rotted out and has been removed. A rod and shower curtain were installed.

New maintenance procedures will be established. Bob W. will spearhead this matter.

B) **New Pool Filtration System**

Jim N. reported that the pool area and pool requires upgrading. Mark R. researched a chlorination system and the different options available.

1. UV system
2. Salt system

The recommendation was made to consider Option 2. The Board will do more research.

VIII) **COMMON GROUNDS & SECURITY REPORT – JIM BUTLER**

A) **Concrete – Update**

Jim B. reported that he has been in contact with Jaime. Jamie will repair the concrete pad under the canopy. Sealing of the concrete parking area still needs completed. Jim N. suggested the Board give Jaime a drop-dead date of September 20, 2019 to complete concrete sealing.

IX) **MEMBERSHIP & AMENITIES REPORT – PRESIDENT – JIM NOBLE**

The Board will be having an all-day work session today to address amenities and prioritize items for planning purposes.

COMMUNICATIONS – SECRETARY - JUDY ANDERSON

A) **Newsletter**

The next issue of the newsletter will be going out on September 25, 2019. Articles need to be submitted to the office by 20th. Judy A. will write an article regarding annual assessments.

A suggestion was made to sell advertising in the newsletter.

X) **OLD BUSINESS**

none

XI) **NEW BUSINESS**

A) **No Open Fires- Declaration of Protective Covenants- Article II, Section 2.1 (g)(4)**

Inquiries regarding open fires within CCME were discussed. The Board will consider clarification of what constitutes an open fire. Teller County's requirement for open fires is a 3' x 3'square lined pit with large rocks place around it. Jim N. will draft a Policy & Procedure clarifying open fires issue.

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

None

XII) **ADJOURN**

A motion was made by Jim N. and seconded by Ray Z. to adjourn the meeting at 10:20 a.m. **The motion was passed by the Board Members present.**

Respectfully submitted this 31st day of August, 2019


Judy Anderson, Board Secretary, Office Liaison

tg/JJG 

Reviewed and approved this _____ day of _____, 2019

Jim Noble, Board President