

**Minutes of the  
NEPCO HOA General Membership Meeting  
September 10, 2022**

The bimonthly NEPCO general membership meeting was held Saturday, 10 Sep 2022, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

NEPCO Board members present:

Mike Aspenson - President (Vista Clara Villas HOA)

Jim Keefe -Treasurer (Wissler Ranch HOA)

Dave Betzler - Community Outreach Committee Chair (Red Rock Ranch HOA)

Beth Lonnquist – Wildfire Preparedness Committee Chair (Red Rock Ranch HOA)

Bob Mooney – Transportation and Land Use Committee Chair (West Oak Ridge HOA)

NEPCO Board members excused:

Bob Swedenburg – Vice President (Gleneagle North HOA)

Larry Oliver – Membership Committee Chair (Gleneagle Civic Association)

Tim Miller – Member-At-Large (Tall Pines Ranch HOA)

NEPCO HOA members attending are identified at the end of the minutes. Since 14-member HOAs were present and 33 active member HOAs were absent, a quorum was not present.

**Opening and President’s Comments:**

Opening: Meeting convened at 10:02 with opening remarks and Pledge of Allegiance, followed by introductions of Board members and meeting attendees and short overview of meeting agenda.

President’s Comments: Highlights included overview of NEPCO organization and Board positions, including an appeal for members to identify potential candidates for Board and Board Observer vacancies. Remarks included reminder for members to share NEPCO Minutes and summaries with HOA members, and to access and use NEPCO website [www.nepco.org](http://www.nepco.org) for review of NEPCO proceedings. Member comments: C1 – request made to extend time period beyond two hours for next NEPCO meeting; C2 - member identified proposed widening of Briargate to six lanes as a community concern urging NEPCO to gather information and monitor the issue, and keep members informed.

**Vice President Report:** Discussion highlighted November Board elections, number of vacancies and importance of identifying candidates.

**Secretary Report:** Attendees were advised that this important Board position is vacant and remains a priority to fill.

**Treasurer’s Report:** Jim Keefe, NEPCO Treasurer, reported the following financial information as of August 31, 2022:

Savings Account:

Balance August 31, 2022

\$184.00

Checking Account:

Balance August 31, 2022

\$3300.56

Total Available Funds

\$3484.56

The budget for 2022 is \$2425 of which \$2425 has been spent to date.

Three HOAs have yet to pay their 2022 dues.

**Membership Director Report:** None

**Community Outreach Committee Report:** None

**Wildfire Preparedness Committee Report:** Abbreviated discussion addressed a) importance of understanding distinction between rebuild cost and replacement cost (i.e., individual homeowner insurance) and b) necessity of active preparation for wildfire emergencies (e.g., development of homeowner ‘go bag’).

**Northern Delivery System (NDS) Water Update:** Warren Gerig, Eagle Villas HOA, provided a brief overview of the early September meeting he attended on the NDS water delivery proposal (formerly Tri-view Delivery System) and provided NEPCO an 11 x 14-inch map and fact sheet. (The President stated that he would post this on the NEPCO website.) Warren noted that Pueblo has approved the NDS and that the 1041 application will be filed with El Paso County (date unknown). NDS installation consists of a 16” pipeline that will be buried centerline of Roller Coaster Road connecting the Hwy 83 pump station with northern county NDS users. A \$630K county charge or fee to NDS will be used for a complete reconstruction of Roller Coaster Road. Member questions: Q1 - have homeowner water rate impacts been considered? Answer – no. Q2 - who are the recipients of NDS water; Answer – water districts in the area around TriView Metro District who want to purchase the water.

**Overview of Land Use:** The President highlighted the recent NEPCO-hosted meeting on the proposed Caliber Monument Ridge 264-unit development adjacent to Palmer Ridge High School. To date, community feedback and concerns centered on density, safety, trafficability and proximity to PRHS. Attendees were reminded to forward all comments on the Caliber development to El Paso County’s Matthew Fitzsimmons [matthewfitzsimmons@elpasoco.com](mailto:matthewfitzsimmons@elpasoco.com), (see charts posted to [www.nepco.org](http://www.nepco.org) ). Member questions: Q – what the expected decision date for a rezoning decision is; A – by end of this year.

**Transportation and Land Use Committee (TLUC) Report:** Bob Mooney, TLUC Chairman, provided the report and his charts are posted on the NEPCO website.

-**Proposed Caliber 264-unit development.** The Chairman reviewed the Garrett LLC developer proposal for the Caliber 264-unit development to be located immediately south of Palmer Ridge High School and east of Monument Hill Road. He discussed a preliminary traffic impact study (and chart) obtained from the Town of Monument website but not yet officially ‘accepted’ as part of the town’s standardized planning process. The traffic study appeared to focus solely on the Caliber development, rather than a more comprehensive study of the traffic corridor (i.e., Monument Hill Road from County Line south to Highway 105, and ideally to Baptist Road.). Members were urged to access EDARP, the El Paso County website containing

planned and proposed residential developments, for current information on Caliber and other developments. Members were also encouraged to forward HOA and individual concerns and comments to El Paso County (see charts at [www.nepco.org](http://www.nepco.org) for the name and email for the county contact official).

-Proposed Town of Monument Annexation and Re-Zoning (area East and West adjacent to I-25 and south of County Line Road). Highlights included a discussion of the proposed RA/Residential zoning, as well as preliminary understanding of potential build outs: West residential - 300 apartments and a commercial piece; East residential - 150 duplexes, 60 single family, and 200 apartments. Key dates for comments are October 12 – Town of Monument Planning Commission, and November 7 – Town of Monument Board of Trustees.

Member comments:

C1 – Proposed annexation and rezoning is a major issue for Monument area residents and elected officials. Concern voiced related to infrastructure capacity, housing density and affordability, road trafficability, and development suitability as entry view to Town of Monument.

C2 – Abrupt resignations of key staff in Monument’s 3-person Planning Department (Director and senior staff person) raise questions about town’s ability and willingness to move forward with this proposal.

C3- Point made that El Paso County appears “open” on this proposal, and potentially could indicate County preference for Town of Monument to take responsibility on this issue.

C4 – Strong recommendation to NEPCO Board to disseminate information widely and regularly on this proposal to all HOAs. Point made that it’s critical that all homeowners and residents are made aware of the size and scope of this major East – West proposal, as the impacts will broadly impact the entire NEPCO region of El Paso County.

C5 – Woodmoor HOA and District 38 recently sent a joint letter to the County. Letter detailed importance of traffic safety and requested County installation of a traffic light at PRHS entry. County’s negative reply noted traffic volume does not justify installation.

C6 – Extended discussion of urgent and continuing need for broad and sustained community engagement on this and similar development issues impacting Town of Monument and I-25 corridor. Discussions included urging members to consider supporting and joining with existing community social media efforts (e.g., Facebook, NextDoor).

NEPCO members interested in volunteering to be a member of the NEPCO Transportation and Land Use Committee should contact Mike Aspenson at [president@nepco.org](mailto:president@nepco.org).

**TODAY’S PROGRAM:** Guest Speakers from School District 38 – Superintendent KC Somers, District Staff Teresa Phillips and Ron Schwarz.

- Superintendent Somers provided a detailed, multi-slide presentation (see slides posted at [www.nepco.org](http://www.nepco.org) ). Background information was presented on D38 School Board, Superintendent’s background, as well as broad description of D38 (boundaries, students, staff). Presentation highlights included District’s strong community partnerships, multi-year rating of ‘Accredited with Distinction’ (1 of only 11 districts statewide), documented record of student accomplishments and recognition, and demonstrated excellence of teachers and staff.

-Teresa Phillips presented details on D38 people, safety and health, academic excellence, fiscal stewardship, transparency, and community relationships. Of note, the presentation detailed District 38’s safety and/security program (buildings, students and staff, and supporting technology/procedures).

Member questions/comments:

Q1 – is arming of staff being considered; A – District-wide, D38 employs armed professionals for school safety, and has multiple levels of security/ and protection in place.

Q2 – how are drugs and fentanyl addressed; A – District has proactive and comprehensive strategy, including counseling, student awareness and alert process, as well as an effective discipline and enforcement process.

Q3 – how is land for future schools addressed; A – District has proactive approach regarding identification of future building needs including discussions with developers as well as municipal and county planning staff, and deep dives and analyses of available growth and development statistics and data.

-Ron Schwarz addressed D38 challenges, specifically funding and compensation. Key points discussed: recent and independent 3<sup>rd</sup> party survey revealed: D38 compensation is 10% below the state average; regionally, D38 is last in starting teacher pay; and that D38 has “doughnut hole gap” of \$900/student/year. Discussion highlighted that D38’s 1999 MLO (mill levy override) was for a fixed amount and did not factor in inflation. This is a major disadvantage for D38 (teacher retention and recruitment) as neighboring school districts are funded on ‘fixed percentage of valuation’ vice fixed amount. Presentation included details on district’s proposed mill levy override: proposal is for a 7.45 mill increase, “expressly and solely for compensation of teachers and staff”. For this “single-purpose” MLO issue, D38 has created a direct, continuing oversight process: citizen-based oversight committee (residents, staff), and specific metrics focused on “providing full financial transparency to the community” (e.g., specific budget procedures and mechanisms to provide community with current and clear visibility of all MLO funds).

Member questions and comments:

Q1 -strong appreciation voiced for this D38 presentation of rationale supporting this single-purpose MLO. Member strongly urged D38 to create a hard-hitting, factual community ‘fact sheet’ and distribute it immediately and widely. A – D38 agreed to develop and provide fact sheet material to NEPCO for its website and for broad dissemination to member HOAs.

Q2 – member asked about “fee-in-lieu of” (i.e., developer providing dollars vice designated land donation). A – D38 maintains close coordination with County and town of Monument, noting D38 boundaries include large unincorporated county areas. Point was made that county commissioners are the decision-makers.

Upon completion the audience provided a grateful round of applause and Mike then thanked them for their time and very informative presentation.

## GENERAL NOTICES

### 2022 Meetings:

- a. **EL PASO COUNTY CODE ENFORCEMENT**, 29 January 2022 (completed):  
Joe Letke, Code Enforcement Officer for El Paso County, speaking on recent changes to the county codes and enforcement. Also, **PROPOSED NORTHERN DELIVERY SYSTEM**. Jim McGrady, District Manager for the Triview Metropolitan District, speaking on the proposal for a Northern Delivery System of water and storage.

- b. **PIKES PEAK AREA COUNCIL OF GOVERNMENTS**, 19 March, 2022 (completed): Andrew Gunning, Executive Director, speaking on the activities of the PPACG and its relationship to northern El Paso County homeowners.
- c. **LEGISLATION AND HOA IMPACTS**, 14 May 2022 (completed): HOA Attorney Lenard Rioth and District 20 State Rep Terri Carver speaking on HOA legal issues and legislative impacts to HOAs from the 2022 Colorado legislative session.
- d. **HOA MANAGEMENT COMPANIES Pros and Cons**, 9 July 2022 (completed): The Board will ask a few NEPCO-member HOAs who currently use management companies or have used them in the past to speak of their experiences. A management company executive and an HOA attorney will be included in the discussion. (Board member Tim Miller has volunteered to organize this speaker session.)
- e. **SCHOOL DISTRICT 38 Programs and Issues**, 10 September 2022 (completed): K.C. Somers, the Superintendent of School District 38, speaking on the status and future of the school district.
- f. **COUNTY COMMISSIONERS on COUNTY PROGRAMS AND ISSUES**, 12 November 2022 (tentative): Holly Williams, District 1 Commissioner, and Stan VanderWerf, District 3 Commissioner, speaking on county programs and issues in the NEPCO area of interest.

**Board “Observers” Requested:** The NEPCO Board of Directors welcomes interested members from any NEPCO constituent HOA to attend Board meetings in the capacity of a Board Observer. This position provides the opportunity for interested individuals to observe the goings-on with the NEPCO Board, participate in discussions, and get to know how the Board is run. Board Observers have no voting rights, but otherwise are fully engaged in deliberations. It is a valuable opportunity for interested individuals, and the Board encourages all the HOAs to make this known. Interested individuals can contact the Vice President Bob Swedenburg at 481-2723 or [vicepresident@nepco.org](mailto:vicepresident@nepco.org).

**Board Meetings Open:** The Board has a standing invitation for any HOA representative or member to attend and observe the NEPCO Board meetings if interested. These are open meetings for any NEPCO constituent HOA member to attend. The Board meetings are usually held on the second Friday of each month at 9:00 am in the Woodmoor Improvement Association’s conference room at 1691 Woodmoor Dr., Monument, CO.

**Meeting Reminders:**

- All member HOAs please review your entry on the NEPCO web site for completeness and accuracy. Please notify any Board member of changes needed. The site is [www.nepco.org](http://www.nepco.org). Member sign-in is the username **member** and the password **nepco@2021**.
- Member HOAs are encouraged to invite interested HOA members to NEPCO meetings
- Please share what you learn here with your HOA Board and residents, as appropriate

**Closing:** Mike thanked the HOA representatives for their attendance, participation, and feedback, and thanked our guest speakers for their time.

Mike then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 12:00 pm.

**Next NEPCO Meetings:** The next NEPCO General Membership Meeting will be **Saturday, November 12, 2022**, from 10:00 am to about noon at the Woodmoor “Barn” at 1691 Woodmoor Dr., Monument, CO. A meeting announcement will be sent to all HOA Reps by the NEPCO Secretary.

Also, the next NEPCO Board Meeting (open for any HOA member to attend) will be held **Friday, October 14, 2022**, at 9:00 am at the WIA Conference Room at 1691 Woodmoor Dr., Monument, CO.

**Attendance:** The following homeowner association’s representatives from NEPCO members and Associate Members were present:

*Cherry Creek Springs HOA, Glen Paget*  
*Eagle Villas Owners Association, Warren Gerig*  
*High Meadow at Fox Run HOA, C J Bohn & Brad Frieden*  
*Jackson Ranch Owners Association, Marlene Brown*  
*Kingswood Property Owners Association, Craig Cain*  
*Longview Estates HOA, Ed Jaeger*  
*Red Rock Ranch HOA, Beth Lonquist & Dave Betzler*  
*Summer Glen Estates, Ralph Nussbaum*  
*Sun Hills Association, Nancy Spalding*  
*Timberview #2 Property Owners Association, Randy Miller*  
*Vista Clara Villas HOA, Mike Aspenson*  
*West Oak Ridge HOA, Bob Mooney*  
*Wissler Ranch HOA, Jim Keefe*  
*Woodmoor Improvement Association, Rick DePaiva & Brian Bush*  
*Red Stephens (Associate Member)*

*Non-member associations: Steve Jacobs - Eagle Rising*

*Guests from School District 38:*

|                  |                |
|------------------|----------------|
| K C Somers       | Superintendent |
| Theresa Phillips | School Board   |
| Ron Schwarz      | School Board   |

The following NEPCO member HOAs were absent:

*Arrowwood III Improvement Association, Bill Mayo*  
*Canterbury Improvement Association, Dave Ellis*  
*Chaparral Hills, Steve Sery*  
*Cherry Springs Ranch HOA, Stan Searle*  
*Donala Club Villa HOA, Joe Gray*  
*Falcon’s Nest HOA, Cynthia Pearson*  
*Forest Lakes, Jerry Richardson*  
*Forest View Estates IV, Vic Blasi*  
*Fox Pines HOA, Greg Lynd*

*Gleneagle 3 Residential Owners Association, Angelo Guarriello*  
*Gleneagle Civic Association, Gordon Streich*  
*Gleneagle North HOA, Bob Swedenburg*  
*Gleneagle Townhomes Association, Gloria Milhoan*  
*Heights Property Owners Association, Harold Larson*  
*Higby Estates HOA, Kimberly Will*  
*High Pines Owners Association, Paul Pirog*  
*High Pines Patio Home Association, Graham Smith*  
*Homestead at Jackson Creek HOA, Brian Slivka*  
*Kings Deer Homeowners Association, Jan Sievert*  
*Legends at Sanctuary Pointe, Steve Emery*  
*Meadows at Monument Lake HOA, Keith Gardner*  
*Misty Acres HOA, Chet Sawyer*  
*Nichlas HOA, Dian Thompson*  
*Promontory Pointe HOA, Matt Surma*  
*Ridge at Fox Run HOA, Steve Waldmann*  
*Sanctuary Pointe, Jerry Richardson*  
*Sun Mesa Townhome Owners Association, Jan Meesey*  
*Sunrise Townhome Association, Gary Olson*  
*Tall Pines Ranch HOA, Tim Miller*  
*The Timber HOA, Mark Spowart*  
*Timberview #1 Property Owners Association, Dave Reed*  
*Village Center Estates, Dustin Sparks*  
*Woodmoor Park HOA, Bill Peterson*

*Warren Management (Business Associate Member), Brandon Helm*  
*Anderson, Dude & Lebel (Honorary Member), Bryce Meaghan*  
*Diversified Property Management (Business Associate Member), Steve Martin*  
*Jon Mills (Associate Member)*

*//composed//*

Dave Betzler & Bob Swedenburg  
NEPCO Board

*//approved//*

Mike Aspenson  
President, NEPCO