

# CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

## ZOOM MEETING MINUTES

Saturday, May 8, 2021 at 9:30 A.M.

### I) CALL TO ORDER & RULES OF CONDUCT

#### A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:31 a.m.

Board Members present: Bob Wooley, Mark Richwine, Ray Zittlosen, and Paul Schaiberger.

Jim Butler is absent and excused.

#### B) Quorum

A quorum of the Board was present.

#### C) Approval of April 2021 Meeting Minutes.

A motion was made by Mark Richwine, seconded by Bob Wooley, to approve the April 2021 Meeting Minutes. **The motion was passed by the Board Members, with one abstention.**

### II) BOARD OF DIRECTORS REPORT – PRESIDENT – BOB WOOLEY

#### A) Executive Session Report of May 2021.

Topics of discussion were procedures for opening the pool, including reservations, times, number of people, and date of opening. An email blast will be sent out to explain these to the property owners.

We are taking bids for the fencing of the playground.

Should we expand the trash service by adding an additional 3yd dumpster?

### III) FINANCIAL REPORT – TREASURER – RAY ZITTOSEN

#### A) Approval of April 2021 Financial Statements

A motion was made by Mark Richwine, seconded by Bob Wooley, to approve the April 2021 Financial Statements. **The motion was passed by the Board Members, with one abstention.**

### IV) OPERATIONS REPORT – KRIS SNARE

#### A) N/A

### V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – MARK RICHWINE

#### A) ACC Submissions

16-034	Aerotech	Driveway	378 May Queen Dr.	Approved
23-210	Wilson	Driveway	652 Derby Drive	Approved
23-146	Roth	Solar	103 Copper Mountain Dr	Approved
03-037	Ralston	Outbuilding/deck siding	298 Dandy Jim	Approved
19/3-059	Schnor	Roof replacement	1763 Yorktown Rd	Approved
11-019A	Wrobel	Replacing Deck	490 Little Topsey Dr	Approved
20-021	Loewenheim	Paint house/pergola	817 Wellington Dr	Approved

#### B) Variance Requests

22-092	Garrett	Power Pole	1496 Fairview Dr	Pending
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#### C) Complaints/Covenant Violations

There were no complaints.

### VI) MAINTENANCE REPORT – PRESIDENT – BOB WOOLEY

#### A) Pool-update.

Covered under Executive Session Report.

### VII) COMMON GROUNDS & SECURITY REPORT – JIM BUTLER

#### A) Disc golf baskets 10 & 12 will be fixed.

#### B) Fencing and new rubber mulch around the playground as soon as possible.

#### C) Wildflowers have been planted in the planter in front of the clubhouse.

#### D) The hiking trail will be worked on when the weather gets warmer.

#### E) Work on the park off Grey Eagle.

F) The warming shed will be moved to the playground area.

**VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – BOB WOOLEY**

**A) Office remodel**

All the furniture has arrived. The old office desks are still available to anyone who would like to come take them for free. The new solar shades have been shipped. The walls are going to be painted and the new floor will be installed on May 13<sup>th</sup>.

**IX) COMMUNICATIONS – SECRETARY - PAUL SCHAIBERGER**

A) Altitude Community Law Newsletter – see attached

**X) FIRE WISE COMMITTEE – RAY ZITTLOSEN**

A) Suzanne Adams will be meeting with Chief Teague today. Please see attached letter.

B) Ponds within the subdivision: the state wants us to drain the ponds. We are fighting this, based on these ponds being needed for firefighting and flood control.

C) Slash chipping: Ray Zittlosen will talk to Chief Teague about when this may happen.

**XI) OLD BUSINESS**

A) Progress on moving the warming shed. This was discussed during common grounds report.

B) Fencing around the playground. This was discussed during common grounds report.

**XII) NEW BUSINESS**

A) Fire Mitigation. See attached information from Fire Wise Committee

B) Adding additional locking trash bins and fence vs. expanding garage. Discussed in Executive Session Report.

C) Definition of an open fire. Anything that is not 75% contained. Laying rocks in a ring on the ground is not a contained fire. A brick pit, metal pit or anything with a permanent ring is allowed. A chiminea is allowed.

D) Discussion about use of the restaurant area.

We are still not allowing rentals during COVID. Ray Zittlosen proposed allowing a chef to rent the restaurant and the POA receives a portion of the profits. The chef could then be available as a caterer for parties. Mark Richwine reminded that all commercial equipment had been previously removed. He would like to see a solid plan before any consideration can be given.

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

There are several homeowners who think that bringing food service back to the restaurant is a great idea. The members need to know that this is a possibility, to let their opinions be known.

There were questions about the trailers that are parked on Anges. This homeowner was granted permission by a previous board. This decision cannot be undone by the current board. The members would like to see proof, in the way of vehicle titles, that said homeowner owns all these RV's, and that he is not letting other people store theirs. The Board will request titles.

**XIV) ADJOURN**

The meeting was adjourned at 10:16 am.

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Kristine Snare, Director-Operations and Member Services

Reviewed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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by Bob Wooley, Board President