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

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

**MINUTES**

**Saturday March15, 2025**

**l)** **CALL TO ORDER & RULES OF CONDUCT**

1. Roll Call of Directors- All Present

The meeting was called to order at 9:31 AM

A) Board members present: Montrell Williams, Ed Seal, Charlsie Eijlers, Ken Blohowiak, and Rachel Bilardi

1. Quorum

C) Approval of February 2025 Meeting Minutes ***(Board vote required)*** Montrell made a motion. The motion was seconded by Charlsie. **Motion passed unanimously**.

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

*Work Session Report for March ,2025*

1. *New vehicle for Association*
2. *Discussed Censure with Response with Attorney David Furman*

**III) FINANCIAL REPORT – Treasurer- Rachel Bilardi**

1. Approval of January Financial Statements - **(Board of vote required)**

Rachel made a motion to approve Ed 2nd **Motion passed unanimously**

1. Discussed CD’s for Account

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Amount | Invested | Matures | Re-invest |
| 1st investment | 100K | March'25 | December '25 | February '26 |
| 2nd investment | 100K | May '25 | February '26 | April '26 |
| 3rd investment | 100k | July '25 | April '26 | June '26 |
| 4th investment | 100k | September '25 | June '26 | September '26 |
| 5th investment | 100k | December '25 | September '26 | December '26 |

1. Tuition Reimbursement Policy 1st Read
2. **OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijilers**
3. 3/15 at 2-6 Irish Potluck (BYOB and meal to share) games, prizes and mingle with your neighbors
4. BYOB/ Bingo 03/21 starts at 6:30-8
5. BYOB/ Bingo 04/25 starts at 6:30 8
6. Spring Craft Fair is April 26 10-4 with the grilled cheese food truck (11-3) $10.00 to rent a table

**V)** **ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Ed Seal**

1. ACC Submissions – Updates

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 02/10/2024 | 22-039 | Ray Bobby & Sheryl Guerra | 541 Brown Bear Dr | Outbuilding | Approved |
| 02/10/2025 | 11-039 | Mark Broyles | 425 Little Topsey Dr. | Outbuilding | Approved |
| 02/18/2025 | 17-048 | Mel & Jennifer Cairns | 114 May Queen Cir | Driveway | Approved |
| 02/28/2025 | 06-096 | Michael & Karen Kleine | 1275 Golden Cycle Cir | New Home plans |  |
| 02/28/2025 | 17-076 | Humberto Dosal | 49 Princess Ln. | New Home plans |  |
| 03/01/2025 | 20/012 | Tim Dwyer | 66 Bernhard Terr | Siding | Approved |
| 03/05/2025 | 01-044 | Sol Archuletta | 64 Portland Dr | New Home plans |  |

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

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Approved pending building permit | 19.1-048 | Brian Osmulski | 317 Wilson Way | # of roof planes |

C) Complaints

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 11/12/2024 | 17-121 | Junk in front yard | Warning ltr sent 12/9/2024, Certified Initial letter 1/15/25 Need to send 2nd letter by 2/16/25 if issue is not cured. (LS) | Working on it Yes, owner is making progress cleaning up her yard |
| 02/08/2025 |  | Storage container/ cube in yard | No, need address |  |

**Feb Transactions- 11** properties sold, 8 vacant, 3 homes

1. **MAINTENANCE REPORT – President- Montrell Williams**

No internal projects

**VII)** **COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak**

1. ’84 Old Bronco Not in good working condition. Will sell for the best offer. Ed and Ken went out to search for something else. Found a Nissan Frontier only to be driven by Jeff will have his tools for work (Not for personal use)
2. Currently the club house and property are currently underinsured and working with insurance adjuster to update.
3. Jeff has been doing the snow removal
4. Expansion of Trash will be starting soon there will be 6 dumpsters 1 for recycling
5. Getting bids for spring projects

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

1. No Technology updates

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

1. Business center is now open for use. 2 computers in the back for Residents to use during business hours Internet access only
2. Moving ahead, the agenda will be sent with zoom meeting and reminders email blast, posted on website and will be posted on the zoom for people attending the meeting at home
3. The quarterly Newsletter will be out April 1, 2025

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

**XI)** **NEW BUSINESS-** Resolution Formal Censure read by Rachel Bilardi. Formal written Response to Board Censure by Montrell Williams

Attorney David Firman- in attendance

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

**Dory Seal- 160/10A** As a volunteer in the office… No evidence does not mean the issue has not happened. There are board members that were at the meeting and heard and saw events. Issues in the meeting.

**Frank Piccalo-193/042** Work sessions should be recorded for documentation.

**David Firman – CCME Attorney**-Recommends no live recordings. Meeting minutes are official recordings.

**Frank Piccalo**-**193/042** Behaviors should be held accountable, and everyone should follow Code of Conduct.

**Mark Richwind- 07/38**- Code of Conduct put in place in 2008 and each board member should sign. Any new board members sign the code of conduct

**John Eijler-191/037A** Anyone who states “or what “takes that has fighting words or being aggressive.

**Dennis Jones-23/065** Lived here for 15 years and its sad that we have come to this resolution. This is a case of he said she said. If Montrell’s leadership was an issue before then why wasn’t this addressed sooner. This board is dysfunctional. We need to move forward and maybe more functional later

**Montrell Williams- President-**There is no trust within the group

**Linda Gage- 18-25A-** All leaders have accountability. Just because you have the title does not mean you run things that way. Each member has a role and specific duties for that role. We need to be cohesive as a community.

**Rachel Bilardi- Treasurer-** Did not want to come to this and we tried to resolve this privately. There was an email sent to Montrell to resign. Montrell- declined. Rachel states in the past that she stood up for Montrell and that the board needs to act as a team.

**Montrell Williams-President-** States that he prides himself establishing effective teams and does not operate in a control manner.

**Barb Blohowiak-03/010-** We do a lot for this community and people use to come to board meetings and events but since Montrell and Ed Moore came, they have tried to make this more corporate. We don’t want corporate we don’t want to be controlled over. We are a community.

**Ken Blohowiak- Common grounds/ Security-** Brought in Attorney David Firman. David has been the attorney for CCME for 15 years.

**David Firman- CCME Attorney-** This is a case of he said she said at some point the board stopped being cohesive and the board cannot communicate together. The board should work together to get to the July elections.

**Rachel Bilardi- Treasurer-** makes motion for censure. Charlsie 2nds. Board votes: 2 approve 1 disapproves the censure is approved

**Diana Schaiberger-22/103A**- Every board there needs to be open communication and work together. Accountability on actions. We also need to have the agenda out ahead of time so people can prepare for the meeting and what is happening.

**Debra Costa-231/76A** -would like to have a mini golf or put-put in the back with all the open space there is, also would like to have extra lighting at the mailbox’s it is dark.

**Via zoom**- someone recommended adding a dog park on the property and adding a Girl friends closet to the activities.

**Montrell Williams- President-** States that is all of this is not lost on him and will consider everything that has been said.

**XIII)** **ADJOURN**

**Meeting was adjourned at 11:05am**

**Next meeting April 12, 2025, at 9:30am**

**Work session at 8:30**

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

Heather Walk, Office Manager

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

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