



**Minutes of the  
NEPCO General Membership Meeting  
March 11, 2023**

***“NEPCO – regional HOA voice driving residential quality of life”***

The bimonthly NEPCO general membership meeting was held Saturday, 11 March 2023, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

Representatives from 17 HOAs were in attendance, a quorum was not present.

**NOTE:** Power Point Presentation (PDF) posted to the NEPCO website; attendee list follows these minutes.

**NEPCO Board members present:**

Bob Swedenburg (Acting President, Vice President, Gleneagle North HOA)  
Tim Miller (Treasurer, Tall Pines Ranch HOA)  
Dave Betzler (Director of Community Outreach, Red Rock Ranch HOA),  
Larry Oliver (Director of Membership, GCA)  
Harold Larson (Member-At-Large, Heights POA)  
Bob Mooney (Chair, Transportation & Land Use Committee, West Oak Ridge HOA)  
Beth Lonnquist (Chair, Wildfire Preparedness Committee, Red Rock Ranch HOA)

Absent: Mike Aspenson (President, Vista Clara Villas HOA), Roy Martinez (Secretary, High Pines Owners Association)

**NEPCO – Welcome/Comments:**

***Opening:*** Meeting convened by Acting President at 10:02 with opening remarks and Pledge of Allegiance, followed by introductions of Board members, guest speakers and meeting attendees, and an overview of meeting agenda.

***Acting President Comments:*** Highlights included: overview of NEPCO organization, slide of NEPCO geographic area of interest, scheduled speakers for remainder of 2023, and a request for members to submit topics/issues as well as potential guest speakers for Board consideration.

***Vice President Report:*** Detailed wrap-up on County Ordinance #22-002 RV Parking along county Roads. NEPCO raised this issue at previous meeting helping spark a strong HOA and member response. Representatives from three HOA’s spoke in opposition at the Board of County Commissioners Meeting. Commission Williams proposed an amendment that partially would have met some of NEPCO HOA concerns, but amendment failed for lack of a ‘second.’ NEPCO member HOAs directly engaged on this issue, and while not successful, it shows that organized “voices” can make an impact.

**Comments:** Representative from Woodmoor Improvement Association noted he had spoken at the Board of County Commissioners meeting regarding a fire code issue.

**Secretary Report:** N/A

**Treasurer Report:** Treasurer provided verbal report of NEPCO budget/financial status, and reported a savings account balance of \$179.07, and a checking account balance of \$4,723.78. Reminder invoices will be sent to member HOA's that have not yet paid; and note made that NEPCO 2023 budget is being developed.

**Membership Report:** NEPCO will be adding two new member HOAs, new total of 49.

**Communications Outreach:** Update given on development of future articles for OCN newspaper; note made that Tri-Lakes Women's Club grant decisions come in June.

### **Committee Reports:**

**Wildfire Preparedness:** Highlights included: discussion on Income 65 bill that can provide tax credit to homeowners; reminder that preparedness must be a priority for all homeowners; and note that ember fires pose a clear and deadly threat to homes in wildland-urban interface/WUI.

**Transportation and Land Use (TLUC):** Three development projects were highlighted on NEPCO's area of interest map.

Hay Creek (south of Forest Lakes, west side of I-25/Baptist Road) is zoned appropriately and has been county-approved, and is not a NEPCO concern.

Terra Ridge (east of Black Forest Road, south of Hogden Road) is not in NEPCO borders. Its rezoning was approved last summer. The concern is that Terra Ridge project and Flying Horse North are only separated by Black Forest Road—just a further indication of higher density housing in that area.

Flying Horse North Sketch Plan has recently been approved. Issues that can impact NEPCO member HOAs include: roads (Hogden widening, accesses; Black Forest Road widening, accesses), traffic density, water availability, etc.

**Comments:** Terry Stokka briefly discussed two Black Forest organizations (Black Forest Water & Wells; and Friends of Black Forest) that are engaged in monitoring road/water/housing activities [[www.friendsofblackforest.org](http://www.friendsofblackforest.org)]. He urged close cooperation between NEPCO and their organizations.

### **Guest Speakers:** [*slide presentation is available on NEPCO.org*]

**Mark Gunderson, President, Donald Wescott Board of Directors.**

Detailed discussion provided on chronology and history of Donald Wescott Fire, with primary focus on events and actions leading to the current inter-governmental agreement (IGA) with Monument Fire. Benefits of unification were discussed in detail including: better resources and coverage, no need for new Monument Fire Station (\$6 million savings), pay and benefit stability, etc. Completion of final phase of this "merger by inclusion" (e.g., dissolution of DWFPD, and DWFPD resident election) is projected for 2024.

**Chief Andy Kovacs, Monument Fire.**

Monument Fire video was presented. Chief highlighted current priorities as Resilience and Preparedness. Topics discussed included: active consideration of a statewide Wildland-urban interface (WUI) code by the State Legislature; consultant development of comprehensive Pre-Fire Plans for our area that will be accessible by fire and emergency crews; Colorado Springs adoption of Zonehaven emergency and evacuation modeling tool; planning for grant-funded Community Wildfire Plan for this area; and Monument Fire's wildfire chipping program (21 events between May and Sep/Oct).

**Jim Reid, Director, Pikes Peak Regional Office of Emergency Management/PPROEM.**

Speaker noted that PPROEM resulted from the 2019 merger of city and county programs/assets. He overviewed the combined County / Colorado Springs area, noting population is now over 730,000 residents. Topics discussed included: priority focus on Preparedness & Resilience including evacuation planning; the Pikes Peak Region emergency Peak Alert capability—noting that to date, there have been only 21,000 sign-ups out of 730,000); county adoption of the Zonehaven emergency/evacuation planning tool that’s projected to cover the city and county; the new Pikes Peak Prepared smart-phone app; the value of broad community and HOA participation in emergency preparedness exercises. Concluding remarks highlighted a plea for HOAs and residents to gain and maintain “situation awareness” of various risks and threats, as well as to engage and work with neighbors and friends on emergency preparedness. Director Reid retires this month so point of contact is now Robin Adair/OEM Coordinator, robinadair@coloradosprings.gov.

**GENERAL NOTICES**

**2023 Guest Speaker Program:**

- a. **Transportation Plans, Programs, Issues and Funding in the NEPCO Area**, 21 January 2023 (completed): John Liosatos, Transportation Director for the PPACG, and Greg Roosevelt, NEPCO Representative to the El Paso County Planning activity.
- b. **Tri-Lakes and Wescott Fire Dept Merger Status, Benefits and Issues**, 11 March 2023 (completed): Mark Gunderman, President of Wescott BoD, Andy Kovacs, Fire Chief Monument Fire, and Jim Reid, Director, Pikes Peak Regional Office of Emergency Management/PPROEM
- c. **Recent Legislative Impacts on HOAs**, 13 May 2023 (*tentative*): HOA Attorney Lenard Rioth and District 20 State Rep Don Wilson speaking on HOA legal issues and legislative impacts to HOAs from the 2023 Colorado legislative session.
- d. **Water Issues and Future Sources in the NEPCO Area**, 15 July 2023 (*tentative*): speakers TBD.
- e. **Town of Monument Land Use Planning**, 9 September 2023 (*tentative*): speaker TBD.
- f. **County Programs and Issues**, 11 November 2023 (*tentative*): Holly Williams, County Commissioner for District 1, and Stan VanderWerf, County Commissioner for District 3, 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 719-481-2723 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:** Bob thanked the HOA representatives for their attendance, participation, and feedback, and thanked our guest speakers for their time.

Bob then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 12:02 pm.

**Next NEPCO Meetings:** The next NEPCO General Membership Meeting will be Saturday, May 13, 2023, 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, April 14, 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  
Gleneagle Civic Association, Larry Oliver & Gordon Streich  
Gleneagle North HOA, Bob Swedenburg  
Heights Property Owners Association, Harold Larson  
High Meadow at Fox Run HOA, Brad Frieden  
Jackson Ranch Owners Association, OCN, Marlene Brown  
Kings Deer Homeowners Association, Greg Wolff  
Longview Estates HOA, Edward Jaeger  
Red Rock Ranch HOA, Beth Lonnquist & Dave Betzler  
Ridge at Fox Run, Steve Waldman

Summer Glen Estates, Ralph Nussbaum  
Sun Hills Association, Nancy Spalding, Jerry McLaughlin  
Tall Pines Ranch HOA, Tim Miller  
Timberview #2 Property Owners Association, Randy Miller  
West Oak Ridge HOA, Bob Mooney  
Woodmoor Improvement Association, Brian Bush, Peter Bille

**Guests:**

Terry Stokka, Friends of Black Forrest  
Joe & Mary Gunderman

**The following NEPCO member HOAs were absent:**

Arrowwood Improvement Assoc  
Canterbury Improvement Association, Dave Ellis  
Chaparral Hills, Steve Sery  
Cherry Springs Ranch HOA, Stan Searle  
Donala Club Villa HOA  
Falcon's Nest HOA, Cynthia Pearson  
Forest Lakes, Jerry Richardson  
Forest View Estates Neighborhood Association -IV, Donna Wood  
Fox Pines HOA, Greg Lynd  
Gleneagle #3 Home Owners Association, Angelo Guarriello  
Gleneagle Townhomes Association, Gloria Milhoan  
Higby Estates HOA, Kimberly Will  
High Pines Owners Association  
High Pines Patio Home Association, Graham Smith  
Homestead at Jackson Creek HOA, Brian Slivka  
Kingswood Property Owners Association, David Doe  
Legends at Sanctuary Pointe, Steve Emery  
Meadows at Monument Lake HOA, Keith Gardner  
Misty Acres HOA, Chet Sawyer  
Nichlas HOA  
Promontory Pointe HOA, Matt Surma  
Sanctuary Pointe, Jerry Richardson  
Sun Mesa Townhome Owners Association, Jan Meesey  
Sunrise Townhome Association, Gary Olson  
The Timber HOA, Mark Spowart  
Timberview #1 Property Owners Association, Dave Reed  
Village Center Estates, Dustin Sparks  
Vista Clara Villas HOA, Mike Aspenson  
Wissler Ranch HOA, Jim Keefe  
Woodmoor Park HOA, Bill Peterson

//composed//  
Roy Martinez  
Secretary, NEPCO

//approved//  
Bob Swedenburg  
Acting President, NEPCO