CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION VIRTUAL MEETING MINUTES

Saturday, September 12, 2020 at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT

A) ROLL CALL OF DIRECTORS

The meeting was called to order at 9:35 a.m.

Board Members present: Jim Noble, Bob Wooley, Ray Zittlosen, Jim Butler and Paul Schaiberger Rudy Thompson of Dorman Association Management Company was present.

B) Quorum

A quorum of the Board was present.

C) Approval of August 2020 Meeting Minutes

An amendment needs to be made to the August 2020 Meeting Minutes. The word 'Annual' in the title needs to be removed.

A motion was made by Bob W., seconded by Jim Noble, to approve the August Meeting Minutes as amended. The motion was passed by the Board Members.

II) BOARD OF DIRECTORS REPORT - PRESIDENT - JIM NOBLE

A) Executive Session Report of September 2020

Topics discussed were ongoing projects, the placement of the cistern on the 17th, and getting financial information to Dorman on a weekly basis.

B) Covenant Review Committee

Bob W. and Paul S. are looking for volunteers to help with reviewing and changing the covenants. They would like to start in October, reviewing a section at a time.

III) FINANCIAL REPORT - TREASURER - RAY ZITTLOSEN

A) Approval of August 2020 Financial Statements

See attached

A motion was made by Bob W., seconded by Ray Z., to approve the August financial statement. **The motion was passed by the Board Members.**

B) Schedule for 2021 budget process.

There will be a work session after the Board meeting in October. John G. and Jon N. will need to have their requests for next year's projects/repairs ready for the work session.

C) Amortization Table for Kubota Tractor See attached

IV) OPERATIONS REPORT - KRIS SNARE

A) Liens have been filed. Tammy processed a total of 150.

There was discussion about possibly raising the lien fee. Is it possible to file them electronically? We will add this topic to the agenda for the October Board meeting.

V) ARCHITECTURAL CONTROL COMMITTEE - VICE PRESIDENT - BOB WOOLEY

A) ACC Submissions

23-135	McCleary	Re-roof	54 Troy Drive	Approved
19/3-059	Chisholm-Schnoe	Tuff Shed	1783 Yorktown Road	Approved
17-082	Barns	Fire Mitigation	276 Princess Road	Approved
16-002A	Ryder	Landscaping	43 Red Cloud Circle	Approved
22-020	Beltz	Siding & New Roof	2293 Anges Drive	Approved

B) Variance Requests

There were no Variance Requests this month.

C) Complaints/Covenant Violations 03-087 Trash on Dexter Rd for days

Phone call

- D) Bob W. would like there to be a new policy requiring a driveway prior to perk test, mitigation, etc.
- E) Bob has found it to be more productive to contact owners by phone or email, rather than by letter. Printed copies of the conversations will be kept in the property owner's file.

VI) MAINTENANCE REPORT - VICE PRESIDENT - BOB WOOLEY

A) Pool Roof

Update-Work will begin on Monday, September 14, 2020.

Jim N. will contact the necessary mechanical and electrical engineers.

There may be a need for additional work as the project moves along.

B) Pool room air conditioning.

There was discussion about the best method for dehumidifying the pool room.

VII) COMMON GROUNDS & SECURITY REPORT - JIM BUTLER

A) Picnic Area Update Status

There is still some work to be done to clean the areas up. The sign will be installed soon.

- B) There has been a lot of use of the disc golf course and the tennis/pickle ball courts.
- C) The bridges are in on the golf course and 2 more signs will be added.
- D) Jim B. has received questions about whether dead trees can be picked up by anyone throughout the subdivision? That could be a liability issue. The decision would have to be made by the land owner. We could possibly have a community slash pile here at the POA, then bring in a chipper from CUSP.
- E) POA is considering selling the Ore Cart that is in front of the building.

VIII) MEMBERSHIP & AMENITIES REPORT - PRESIDENT - JIM NOBLE

- A) There have been many great compliments about the disc golf course and tennis court. The POA does own a golf cart that is available for member use.
- B) There might be non-members using the outside amenities at this point. It was decided that for now, this is good advertisement for the subdivision. In the future we will put a stop to non-member use.
- C) We are actively considering ways to beautify the front common area.
- D) Mowing on the golf course has stopped for now due to the risk of fire.

IX) COMMUNICATIONS - SECRETARY

- A) Altitude Community Law Newsletter. See attached.
- B) Newsletter suggestions: trash, feeding wildlife.

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A) Employee Handbook

Jim has a copy and will send it out to the board for edits/inputs

XI) NEW BUSINESS

- A) Bob W. knows someone who has offered to create a map for the disc golf course.
- B) If we were ever to hold tournaments here for the disc golf course, waivers may be needed at that time. For now, we are covered by our insurance for all amenities.

XII) PUBLIC COMMENT (3 Minute Time Limit)

There were no public comments

XIII) ADJOURN

The meeting was adjourned at 11:25 am.

Respectfully submitted this	day of	, 2020
Kristine Snare, Director-Operations	and Member Services, Office	Liaison
Reviewed and approved this	_ day of,	2020
Via proxy Bob Wooley, Board Pres	ident	