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

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

**MINUTES**

**Saturday April 12, 2025**

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

1. Roll Call of Directors- All Present

The meeting was called to order at 9:30 AM

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

1. Quorum

C) Approval of March 15,2025 Meeting Minutes ***(Board vote required)*** Denied by BOD pending updated information

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

*Work Session Report for April 15 ,2025*

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

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

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

Rachel went over Reserve funds

1. Tuition Reimbursement Policy 2nd Read ***(Board vote required)***

Public comment:

Dory Seal 16-10 states the full-time employee should do 1 year of service instead of 6 months.

Rachel B- states this is per state guidelines

1. **Rachel made motion to approve Charlsie 2nd (Motion passed unanimously)**
2. **OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijilers**

A) BYOB/ Bingo 04/25 starts at 6:30 8

B) Spring Craft Fair is April 26 10-4 with the grilled cheese food truck (11-3) $10.00 to rent a table 2 tables available

C) Paint and Sip 05/17/2025

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

1. ACC Submissions – Updates

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 03/28/2025 | 21-051A | Mark Vozar | 101 Andes Terr. | Re-roof | Approved |
| 04/07/2025 | 23-027A | David & Laurie Jenkings | 3116 Sunset Ln | Re-stain home | Approved |
| 04/07/2025 | 23-139 & 137A | Ed Moore (see prior submission 3/22) | 252 & 216 Troy Dr. | Driveway | Approved |
| 04/10/2025 | 16-101A | Ed Seal | 78 Red Cloud Cir | Greenhouse, dog run fence | Approved |
| 04/10/2025 | 16-060 | Ryan Wickstrom | 1122 Bennett DR | Fence & tree removal | Approved |

1. Variance Requests ***(Board vote required) NONE***

C) Complaints

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 04/01/2025 | STR chair. | N/A | Written instructions about ashes | Addressed with Individual |
| 04/01/2025 | 19.3-034 | 617 Yorktown Ed | Driveway work Plus w/o sign | Red sign |
| 04/05/2025 | 09-041 | 433 Bennett | Garbage in driveway area | Addressed |
| 11/12/2024 | 17-121 | 64 Grey Eagle Way | Junk in yard | Revisit fees |

**Feb Transactions- 12-- 10** properties sold, 2 lots with a home

1. Fire mitigation- Ed Seal contacted NOFLO Colorado they have a bad image from Sheriff office who discourages using them. NOFLO is not a licensed

company- No insurance. If anything happens on your property you are responsible.

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

No internal projects

1. **COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak**
2. Offered $500 for bronco any other offers? Close bid in 2 weeks
3. Received a offer for $2000.00 for dishwasher and walk in cooler
4. Waiting for warmer weather to start work on tennis/ pickleball courts
5. Rolloff will be arriving on 4/17 still need to pay for trash
6. Getting an estimate on dog park (not in budget for 2025) will be discussed more at the annual meeting. BOD just gathering information.
7. Black hills will install 2 new lights by the mailboxes under already funded. Our cost was under $800.00
8. Trash expansion- working with the county to relinquish Timber West the CCME parking lot to CCME. Timber East is near the mailboxes
9. Jeff is working on New Deck
10. ED looking to enhance walking trail for a small cost building exercises along the trail.

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

1. No Technology updates

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

A)We are looking for volunteers who would like to join the BOD and make a difference. Please submit Name, Bio to the office by May 16, ballets will go out May 30 must be back by July 11 day before the annual meeting.

**X)** **OLD BUSINESS-** Ed discussed with attorney and read over all policy, procedures, covenants and bylaws. Policy and procedures are just to explain covenants and bylaws. BOD will entertain the idea of changing some covenants/bylaws in December sending out ballets with the budget. We need 51% of owners’ votes to change

**XI)** **NEW BUSINESS-** None

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

**Russ Shepardson- 193/053A-** there is 1 trailer and 2 vehicles on Yorktown rd. Does the roll off dumpster depend on the county? NO (per ken)

**Dory Seal- 160/10A** Ask for volunteers for mailings

**Eric Blood- 192/024-** Would like to run for BOD**-** He works for commercial teller county assessors and has lived in the county for 2 years

**Laura Givens-06/094** – Gives a suggestion on blue signs for camping for two weeks anything

**Louise Noble22/135A –** A reminder that water and sewage is for residents only and with a house

**Lisa Smith 16/07** – was told that 2wks for camping and must get a permit from the county for anything of 60 days

**Montrell- CCME President** – suggest that the office keep a list, and vehicles can’t be left on public road.

**XIII)** **ADJOURN**

**Meeting was adjourned at 10:35am**

**Next meeting May 10, 2025, at 9:30am**

**Work session at 8:30**