

**Minutes of the
NEPCO HOA General Membership Meeting
July 9, 2022**

The bimonthly NEPCO general membership meeting was held Saturday, 9 July 2022, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

Attendance: The following homeowner association’s representatives from NEPCO members and Associate Members were present:

Arrowwood III Improvement Association, Bill Mayo
Eagle Villas Owners Association, Warren Gerig & Al Rohr
Forest View Estates IV, Vic Blasi
Gleneagle Civic Association, Gordon Streich & Larry Oliver
Gleneagle North HOA, Bob Swedenburg
Heights Property Owners Association, Harold Larson
Higby Estates HOA, Kimberly Will
High Meadow at Fox Run HOA, Brad Frieden, Lisa Frieden & Dusty Severn
Jackson Ranch Owners Association, Marlene Brown & Craig Stewart
Kingswood Property Owners Association, Dave Doe
Longview Estates HOA, Ed Jaeger
Nichlas HOA, Dian Thompson
Red Rock Ranch HOA, Beth Lonquist & Dave Betzler
Ridge at Fox Run HOA, Steve Waldmann
Summer Glen Estates, Ralph Nussbaum
Sun Hills Association, Nancy Spalding
Sun Mesa Townhome Owners Association, Jan Meesey & Bill Crimmel
Sunrise Townhome Association, Glog Roosevelt & Sherry Reiber
Tall Pines Ranch HOA, Tim Miller
Vista Clara Villas HOA, Mike Aspenson
West Oak Ridge HOA, Tim Johnson
Wissler Ranch HOA, Jim Keefe
Woodmoor Improvement Association, Denise Cagliariro
Warren Management (Business Associate Member), Brandon Helm
Anderson, Dude & Lebel (Honorary Member), Bryce Meaghan

The following NEPCO member HOAs were absent:

Canterbury Improvement Association, Dave Ellis
Chaparral Hills, Steve Sery
Cherry Creek Springs HOA, Glen Paget
Cherry Springs Ranch HOA, Stan Searle
Donala Club Villa HOA, Joe Gray
Falcon’s Nest HOA, Cynthia Pearson
Forest Lakes, Jerry Richardson
Fox Pines HOA, Greg Lynd
Gleneagle 3 Residential Owners Association, Angelo Guarriello

Gleneagle Townhomes Association, Gloria Milhoan
High Pines Owners Association, Paul Pirog
High Pines Patio Home Association, Graham Smith
Homestead at Jackson Creek HOA, Brian Slivka
Kings Deer Homeowners Association, Jan Sievert
Legends at Sanctuary Pointe, Steve Emery
Meadows at Monument Lake HOA, Keith Gardner
Misty Acres HOA, Chet Sawyer
Promontory Pointe HOA, Matt Surma
Sanctuary Pointe, Jerry Richardson
The Timber HOA, Mark Spowart
Timberview #1 Property Owners Association, Dave Reed
Timberview #2 Property Owners Association, Fred DeGroot
Village Center Estates, Dustin Sparks
Woodmoor Park HOA, Bill Peterson
Diversified Property Management (Business Associate Member), Steve Martin
Jon Mills (Associate Member)
Red Stephens (Associate Member)

NEPCO Board members present were Mike Aspenson (President, Vista Clara Villas HOA), Bob Swedenburg (Vice President, Gleneagle North HOA), Jim Keefe (Treasurer, Wissler Ranch HOA), Dave Betzler (Community Outreach Committee Chairman, Red Rock Ranch HOA), Tim Miller (Member-At-Large, Tall Pines Ranch HOA) and Larry Oliver (Director of Membership, GCA). Since 23-member HOAs were present and 24 active member HOAs were absent, a quorum was not present.

Opening and President's Comments: NEPCO President Mike Aspenson opened the meeting at 10:00 am and welcomed the attendees. He then led the attendees in reciting the Pledge of Allegiance. Mike then introduced the Board of Directors and the Committee Chairmen. He welcomed Beth Lonnquist of Red Rock Ranch HOA as the new Chair for the NEPCO Wildfire Preparedness Committee. Mike then introduced the guest panel members Harold Larson of Heights Property Owners Association, Brandon Helm of Warren Management Company, and Bryce Meighan, HOA Attorney for Anderson, Dude & Lebel, P.C. Mike then asked each attendee to introduce themselves and state their HOA. Mike identified NEPCO's Business Associate Members and Honorary Associate Members. Mike then described the agenda. He then noted that the Woodmoor "Barn" Community Center will be NEPCO's place of meeting for the foreseeable future and thanked the Woodmoor Improvement Association for providing the meeting area. Mike described the open leadership positions in NEPCO and appealed to the members for help filling these positions, particularly the Board Secretary and volunteers for the Transportation and Land Use Committee. Mike also asked everyone to help provide value to their HOA residents by sharing the information from NEPCO meetings and the minutes with the residents in their HOA. He also emphasized the utility of the web site www.nepco.org.

Vice President Report: Bob Swedenburg, NEPCO Vice President, reported that State Representative Terri Carver provided an update on two bills that she described at the May meeting. HB22-1139 states the HOAs cannot regulate use of public rights-of-way – essentially

stating that any HOA covenant prohibiting overnight parking on county roads in the HOA can no longer be enforced. This bill was signed into law by the Governor on May 6, 2022, and applies to all HOAs – large CCIOA or small CCIOA-exempt HOAs. Bob stated that he sent an email from Rep Carver to all NEPCO-member HOAs on how to subscribe to the county for reviewing a draft ordinance the county is developing to address parking on county roads. HB22-1387 on Common Interest Communities Reserve Funds that imposes specific onerous requirements on reserve funds for HOAs was vetoed by the Governor on May 27.

Secretary Report: Bob reminded all that the Board needs a Secretary and a Chairperson for the Transportation and Land Use Committee. He then explained the job responsibilities for these positions. Any member that is interested can contact any current Board member for more information.

Treasurer’s Report: Jim Keefe, NEPCO Treasurer, reported the following financial information as of June 30, 2022:

Savings Account:

Balance June 30, 2022 \$183.98

Checking Account:

Balance June 30, 2022 \$4727.69

Total Available Funds

\$4911.67

The budget for 2022 is \$2003 of which \$548.20 has been spent to date.

Three HOAs have yet to pay their 2022 dues.

Membership Director Report: Larry Oliver, Director of Membership, reported that NEPCO currently consists of 47 active member HOAs with collectively about 10,000 homes and lots, 2 Business Associate Members, 2 Individual Associate Members and 7 Honorary Associate Members. He welcomed the West Oak Ridge HOA to NEPCO.

Community Outreach Committee Report: Dave Betzler, Chairman of the Community Outreach Committee, stated that NEPCO is expanding the list of external organizations that NEPCO will collaborate with for various activities. On behalf of NEPCO he applied for a grant for a NEPCO laptop. Also, the NEPCO mission & messaging efforts will continue to be developed.

Wildfire Preparedness Committee Report: Beth Lonquist, new Chair of the NEPCO Wildfire Preparedness Committee, provided a short presentation on wildfire preparedness. She provided a fire intensity map of our area and described how to put together a Go-Bag for fire evacuation. She showed charts of good and bad fire mitigation for a defensive space around homes and explained how one should have five feet of clearance around all sides of the house. She also explained how an HOA can create a Firewise community and possibly get insurance discounts. Her charts are on the NEPCO web site in the meetings section.

Transportation and Land Use Committee (TLUC) Report: Mike described the lack of volunteers to provide an active TLUC committee. Since NEPCO currently has no volunteers for the TLUC, he stated that the Board decided to cease most activities for transportation and land use review in the county and the Town of Monument until interested volunteers come forward.

The one activity in which the Board decided to engage is the proposed Caliber development of approximately 280 units in multiple buildings on land just south of Palmer Ridge High School off Monument Hill Road. The county requested that NEPCO facilitate a neighborhood meeting with impacted HOAs, and Mike will be leading an effort to do that.

NEPCO members interested in volunteering to be a member of the NEPCO Transportation and Land Use Committee should contact Mike Aspenson at president@nepco.org.

TODAY'S PROGRAM: Mike then turned the meeting over to Tim Miller who served as the moderator for the panel discussion. Tim introduced the guests that were invited to comprise a panel to discuss the Pros and Cons of HOA Management Companies. He introduced Harold Larson, president of the Heights Property Owners Association, Brandon Helms of the Warren Management Company, and Bryce Meighan, an HOA Attorney with Anderson, Dude & Lebel, P.C. (The following points are from the Secretary's notes and may not be all inclusive.)

Brandon Helms was asked to speak first, and he gave a background of his work experience including his certifications with the Community Associations Institute (CAI). Brandon is certified as a CMCA, AMS, PCAM and as an Accredited Association Management Company (AAMC). Brandon talked about the top five attributes (or "pros") of using HOA management companies.

- The 5th is that it will **Minimize Liability** because they have experienced experts to protect HOAs.
- The fourth is **Compliance** to ensure that the HOA is compliant with the laws and HOA governing documents as well as generally accepted accounting principles (GAAP).
- The third is **Relationships** because they interface with many agencies and organizations.
- The second is **Experience** because they provide personnel with long-term working positions.
- And the number one reason to hire a management company is **Resources** because they have the resources to do the jobs needed by HOAs. HOA Management Companies are professional problem solvers.

The charts that Brandon used contain more detail and can be found on the NEPCO web site in the meetings section.

Tim Miller spoke next. Tim is the president of the Tall Pines Ranch HOA which consists of 51 homes on lots of 2 ½ acres each. He is currently a member of the NEPCO Board of Directors. Tim described how his HOA went through three management companies in a fairly short time. The first company didn't have a good contract with the HOA and they were let go. He described how it is very important for the HOA Board to understand all the terms and conditions of the contract before signing with a management company. The second company (a small company) was selected after the Board interviewed five candidates. The personnel with this second company changed careers shortly after being hired and thus didn't work out. The third company was formed by a member's spouse and has worked out fine ever since. His HOA pays about \$1000 per month for the services of this HOA management company.

Harold Larson spoke next. Harold is president of the Heights Property Owners Association which consists of 54 homes on 26 acres in the Woodmoor area. Harold described the problems

his HOA were having when the Board managed the HOA affairs by themselves. There were many conflicts in the community and talk of abandoning the HOA altogether. The Board under Harold finally sought help from the Woodmoor Improvement Association, a very large and highly experienced HOA. Woodmoor worked with the Heights POA to solve their systemic problems, provided Heights with counsel to re-work their Rules and Regulations, and helped the Heights POA get good people to volunteer for the Board. Woodmoor then agreed to manage the affairs of the Heights POA for a fee – basically serving as their HOA management company. Woodmoor is self-managed. Harold explained how this process saved their HOA.

HOA Attorney Bryce Meighan spoke next. He made several observations in favor of using management companies. He said that generally there is less risk of a lawsuit if the HOA uses a management company. Self-managed Boards often perpetuate the same mistakes year after year. Record-keeping is generally not the best if self-managed. And, generally, HOA management companies identify possible issues and problems before they happen. He said the only negative aspect (“con”) of using an HOA management company that he can think of is that they will force the Board to follow the law and their HOA governing documents.

The panel members answered questions during their presentations and stayed after the meeting to address more questions one-on-one. Upon completion the audience provided a grateful round of applause and Mike then thanked them for their time and very informative presentation.

GENERAL NOTICES

2022 Meetings:

- a. **EL PASO COUNTY CODE ENFORCEMENT**, 29 January 2022 (completed): Joe Letke, Code Enforcement Officer for El Paso County, speaking on recent changes to the county codes and enforcement. Also, **PROPOSED NORTHERN DELIVERY SYSTEM**. Jim McGrady, District Manager for the Triview Metropolitan District, speaking on the proposal for a Northern Delivery System of water and storage.
- b. **PIKES PEAK AREA COUNCIL OF GOVERNMENTS**, 19 March, 2022 (completed): Andrew Gunning, Executive Director, speaking on the activities of the PPACG and its relationship to northern El Paso County homeowners.
- c. **LEGISLATION AND HOA IMPACTS**, 14 May 2022 (completed): HOA Attorney Lenard Rioth and District 20 State Rep Terri Carver speaking on HOA legal issues and legislative impacts to HOAs from the 2022 Colorado legislative session.
- d. **HOA MANAGEMENT COMPANIES Pros and Cons**, 9 July 2022 (completed): The Board will ask a few NEPCO-member HOAs who currently use management companies or have used them in the past to speak of their experiences. A management company executive and an HOA attorney will be included in the discussion. (Board member Tim Miller has volunteered to organize this speaker session.)
- e. **SCHOOL DISTRICT 38 Programs and Issues**, 10 September 2022 (tentative): K.C. Somers, the Superintendent of School District 38, speaking on the status and future of the school district.
- f. **COUNTY COMMISSIONERS on COUNTY PROGRAMS AND ISSUES**, 12 November 2022 (tentative): Holly Williams, District 1 Commissioner, and Stan

VanderWerf, District 3 Commissioner, 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 481-2723 or 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. 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: Mike thanked the HOA representatives for their attendance, participation, and feedback, and thanked our guest speakers for their time.

Mike then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 12:05 pm.

Next NEPCO Meetings: The next NEPCO General Membership Meeting will be **Saturday, September 10, 2022**, 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, August 12, 2022**, at 9:00 am at the WIA Conference Room at 1691 Woodmoor Dr., Monument, CO.

//composed//

Bob Swedenburg
Vice President, NEPCO

//approved//

Mike Aspenson
President, NEPCO