

Comanche Creek Ranch Owners' Association, Inc  
Regular Board Meeting, 11/21/22- 4 PM  
Location: Pines and Plains Library  
651 W. Beverly St.  
Elizabeth, CO 80107

Call to order-

Roll Call: Sharon Siddons, Pres

Lindsey Hassell, VP/Sec.

Doug Williams, Treasurer

Quorum met

Policy Re: Conduct of Meetings #8 signed July 2017: Note taking permitted. Audio/Video recording of any meeting by owners is prohibited except for the purposes of the Secretary taking minutes.

Attendees: Daniel Pearson (5)

David Sanfeliz (5)

Dennis and Terri Duffy (12)

Milt Johnson (11)

Travis Thayer (9)

Treasurers Report:

- With the increase in dues there has been a 10% increase in revenue. This increase is allotted to go to the roads.
- There is currently \$6230.00 in the roads fund.
- The rest of the projected 2023 budget is the same as 2022.

Old Business:

- The repair of Texas Crossing was discussed
- Who is responsible for the upkeep of the road from Rd 37 to the cattleguard? Dennis Duffy will contact the county to see if they will grade that section of road.
- The board met with Mr. Beck in July to discuss the rewriting of the CCROA documents. In the coming months there will be a special meeting, hopefully with Mr. Beck in person, to discuss the rewritten documents.

- Dan Pearson will work on an optional text/chat forum for the community.

New business:

- Sending of 2023 Annual Meeting packets electronically verses by US Mail to save time and money. Will send a hard copy to anyone who requests. Motioned by: Sharon Siddons, unanimously approved.
- The Nichols have installed a well on their property without approval from the ACC. The location of the well was discussed as it looks like it may be in the easement.

Motion to adjourn made by Sharon Siddons, seconded by Lindsey Hassell.

Comanche Creek Ranch Owners' Association, Inc  
Regular Board Meeting, 12/10/22- 4 PM  
Location: Pines and Plains Library

651 W. Beverly St.  
Elizabeth, CO 80107

Call to order-

Roll Call: Sharon Siddons, Pres

Lindsey Hassell, VP/Sec.

Doug Williams, Treasurer

Quorum met

Policy Re: Conduct of Meetings #8 signed July 2017: Note taking permitted. Audio/Video recording of any meeting by owners is prohibited except for the purposes of the Secretary taking minutes.

Attendees: Dennis and Terri Duffy (12)

Milt Johnson (11)

Old Business:

- Once Mr. Beck finishes the documents and the board approves them, there will be a special meeting for the community to weigh in on the changes.
- There are differing percentages that the community needs to approve of the changes, 2/3rds vs 50% by CCIOA.
- Dennis investigated with the county r.e. are we responsible for the road beyond the cattle guard? Did not find anything saying our responsibility.
- Terri asked after the title documents for sales in the community, are we getting them?
- Ask Mr. Beck if we are able to make new buyers sign the rules/regs/covenants?

New business:

- Annual meeting planned for February 4<sup>th</sup>, 2023
- Lindsey will call to reserve the Mercantile
- Sharon has the packet done minus the financials, no one has responded about sending the packets via email.
- Dennis recommends to send another email that the packets are done.
- Eddie Saunders father passed away.

- Sharon read the email from Tom Wendel r.e. stranger knocking on door at 10 pm. This lead to a discussion about security in the community, ie gates or security cameras.
- Doug will investigate cost of gates/cameras for annual meeting.
- Current properties for sale are tracks 13,18, and 23

Motion to adjourn made by Lindsey Hassell, seconded by Doug Williams

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