

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS
MINUTES

Saturday April 12, 2025

I) CALL TO ORDER & RULES OF CONDUCT

A) 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

B) 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

A) 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

B) 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

C) **Rachel made motion to approve Charlsie 2nd (Motion passed unanimously)**

IV) OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijlers

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

A) ACC Submissions – Updates

03/28/2025	21-051A	Mark Vozar	101 Andes Terr.	Re-roof	Approved
04/07/2025	23-027A	David & Laurie Jenkins	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

B) 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

C) 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.

V) **MAINTENANCE REPORT – President- Montrell Williams**

No internal projects

VI) **COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak**

- A) Offered \$500 for bronco any other offers? Close bid in 2 weeks
- B) Received a offer for \$2000.00 for dishwasher and walk in cooler
- C) Waiting for warmer weather to start work on tennis/ pickleball courts
- D) Rolloff will be arriving on 4/17 still need to pay for trash

- E) Getting an estimate on dog park (not in budget for 2025) will be discussed more at the annual meeting. BOD just gathering information.
- F) Black hills will install 2 new lights by the mailboxes under already funded. Our cost was under \$800.00
- G) Trash expansion- working with the county to relinquish Timber West the CCME parking lot to CCME. Timber East is near the mailboxes
- H) Jeff is working on New Deck
- I) ED looking to enhance walking trail for a small cost building exercises along the trail.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell

Williams

- A) 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, ballots 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 ballots 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 Noble 199/07 – 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

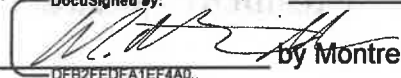
Work session at 8:30

Respectfully submitted this 7 day of may, 2025



Heather Walk, Office, Manager

Reviewed and approved this 5/7/2025 day of 2025.

 by Montrell William, Board President

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