

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

Meeting Minutes

Saturday January 10, 2026, at 9:30 AM

- I) CALL TO ORDER & RULES OF CONDUCT- PRESIDENT (ED SEAL)**
- A) ROLL CALL OF DIRECTORS- Ed Seal (President) Erik Blood (VP), Rachal Bilardi (Treasurer), Charlsie Eijlers (Secretary), Jeff Boone (Grounds and Security) Doug Randoulph (Director at large for projects) **Erik absent**
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Lisa Smith (Office Assistant)
 - B) Quorum- is established - **YES**
 - C) Reminder to everyone in attendance there is only open comment if we are going to vote. If no voting is going on, all comments will happen during the Public Comment section
 - D) Approval of December Meeting Minutes- **Not ready**
- II) BOARD OF DIRECTORS REPORT – PRESIDENT – (Ed Seal)**
- A) Work Session for January 10, 2025- update
- III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**
- A) Approve November and December Financials- **Not ready**- Heather is helping the CPA get all the end of year information will have all Nov and Dec financial for February board meeting
 - B) Update to Audit – **Nearing completion**
 - C) Major Expenses – **No new major expenses**
 - D) Assessments have gone out! You can pay by credit card by requesting a link or pay by phone but there will be a 2.99% processing fee added to credit card payments. Pay by check or cash and no processing fee will be added
- IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**
- Event Committee Updates
- A) Thank you to everyone who came to the Holiday party!!
 - B) BYOB/Bingo January 16, 2025, from 600-830
 - C) Transactions for Buy and Sell Homes/ Land
9 properties sold in December: 6 vacant lots & 2 residential lots
 - D) Welcome to the Community:
 - **Ryan Gagnepain & Jilian Harris**
 - **Juan & Crista Toro**
 - **Suzanne Pyles**
 - **Darush & David Abdollahi**
 - **Bradley & Ashley Zurcher**
- V) ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**
- A) ACC Submissions
 - **Approved driveway project for 21-017**
 - B) Variance Requests - **NONE**
- VI) COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood – absent) Ed Seal reported**
- A) New – **Hobo Ct area regarding trash bins. Jeff to investigate is the bins are on the road or on the owners' properties.**
 - B) Updates – **Get Code Enforcement involved in the 17-121 complaint.**
- VII) GROUNDS & SECURITY REPORT – (Jeff Boone)**

- A) New Projects - NONE
- B) Future Projects
 - 1) Update on Trash garage – **Access cards will be used to access the trash garage. If you are not current with your annual assessment, your access card will be deactivated, and you will not have access to the trash bins.**
 - 2) **See comments in New Business section.**
- C) Maintenance Report- **Garage walls are up and building material onsite. Waiting for the metal.**
- D) Security Issues- None

VIII) WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)- None

IX) Projects (Doug Randolph) - During the meeting, Doug showed a large CCME maps with highlighted commons areas. Doug will walk the common areas with Jeff, our maintenance manager, to identify possible trail areas.

X) OLD BUSINESS- PRESIDENT- (Ed Seal) – REMINDER The game room/library and sauna will now be open full time. This will be on a trial basis for a couple months if everything goes well, we will re-evaluate. There will be additional security cameras added both inside and outside and the office will have the alarm set after business hours. Please keep all restrooms, saunas, pool, and game room clean. The Kitchen will be locked.

XI) NEW BUSINESS- PRESIDENT- (Ed Seal) – Ed showed some proposed images of a pavilions to possibly be placed over the cement pad in the CCME “backyard”.

XII) PUBLIC COMMENT

Introduction from new owner, Marty Antoniono who lives on Fairview.

XIII) ADJOURN – 9:53 AM

NOTE: NEXT BOARD MEETING: 02/14/2026, at 9:30 a.m.