

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Meeting Minutes
Saturday December 13, 2025, at 9:30 A.M.

- 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), (Grounds Director open position)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Lisa Smith (Office Assistant)
 - B) Quorum- is established
 - 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 November 8th Meeting Minutes Ed Seal makes motion, Charlsie 2nd Board approved.
- II) BOARD OF DIRECTORS REPORT – PRESIDENT – (Ed Seal)**
- A) Work Session for December 13, 2025- update- discussed the garage and the parking log being moved forward.
 - B) Our Common Grounds/Security new member Welcome Jeff Boone
 - C) New director at Large for projects – Doug Randolph
- III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**
- A) Approve October Financials- Rachel Bilardi makes motion to approve, Charlsie 2nd
 - B) Update to Audit-Continues to move forward, looking for files the auditor is asking for
 - C) Major Expenses-None
 - D) Budget Outcome- Budget approved by the community with votes that were received
- IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**
- Event Committee Updates-
- A) Thank you to everyone who came out to the Fairy Jar Craft. It was a great success.
 - B) BYOB/Bingo December 19, 2025, from 630-830 and Ugly sweater contest
 - C) Reminder the Holiday party is tonight at 5.
 - D) Thank you to all of you who donated to the November food drive
 - E) Transactions for Buy and Sell Homes/ Land
 - F) Welcome to the Community -See attached ACC list
- V) ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**
- A) ACC Submissions - Updates
 - B) Variance Requests (*Board vote required*)
- VI) COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood)**
- A) New
 - B) Updates
- VII) GROUNDS & SECURITY REPORT – (Jeff Boone)**
- A) New Projects
 - B) Future Projects
 - 1) Update on Trash garage
 - C) Maintenance Report- Update
 - D) Security Issues- None

X) WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)

XI) OLD BUSINESS- PRESIDENT- (Ed Seal)

XII) NEW BUSINESS- PRESIDENT- (Ed Seal)- The game room/library and sauna will be open full time Starting on January 1,2026. 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.

-New policy on employee PTO/SICK/VAC- Full time employees will have 15 days off to be used for PTO/Sick/ Vac part time employees will have 7 days off. Any time that is not used in the year will be paid out in the last paycheck of the year it will not be rolled over. Charlsie motioned Rachel 2nd Board approved

XIII) PUBLIC COMMENT (3 Minute Time Limit)

Micole Bledsoe 192-006- Has emergency evacuation folders for everyone in the community to pick up

David Rabb- 05-055- Agenda and minutes should be on double sided paper

Trash on Hobo court on the court. (BOD asked him to fill out a complaint form) David states he did not know there was a complaint form.

Dory Seal -16-10A- Asking audience members at the meeting not to be rude and be respectful

Brent Horton-23—017-request the public comment be moved to 5 minutes

Has questions regarding the budget will discuss with the board

Asking that the pickle board courts be smoothed out. Board should consider Health insurance for employees

Sunshine Straiges-23-017- would like to board to reconsider a dog run

XIV) ADJOURN- 10:19am

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 01/10/2026, at 9:30 a.m.