

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

MINUTES

Saturday July 12, 2025

I) CALL TO ORDER & RULES OF CONDUCT

- A) The meeting was called to order at 9:31 AM
- B) Roll Call of Directors Board members present: Montrell Williams, Ed Seal, Ken Blohowiak, and Rachel Bilardi (Proxy) and Charlsie Eijlers
- C) Quorum
- D) Approval of June 14, 2025, Meeting Minutes (*Board vote required*) Not approved pending corrections

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

Work Session Report for July 12, 2025

CCV Schools will be reaching out to members or our school district regarding a ballot initiative for a Mil Levy Override (Donna Brazil) They would love the opportunity to present this at a CCMR BD meeting in August and possibly open up at a second presentation to the community. She would appreciate it if you would put this in the work session Qu with the remaining bd members we can get this scheduled

III) FINANCIAL REPORT – Secretary (Charlsie)

- A) April, May Financial not ready for approval waiting for CPA corrections. (CPA needs access to CDs to finish the process.
- B) Audit update. The auditor that we signed up with has decided not to do our audit, so the board is looking for a new auditor. Getting 3 proposals. Audit not started timely in 2022-2024
- C) Finance Committee Update- NONE

IV) OPERATIONS & MEMBER SERVICES- Secretary- Charlsie Eijlers

- A) BYOB/Bingo is 07/18 and starts at 6:30-8
- B) Chippings July 25 and 26 sign up with the office – volunteers are always needed (August has been cancelled but may be added if enough interest)
- C) Heather has been working hard on a new website and hoping to get it released in August

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Ed Seal

- A) ACC Submissions – Updates

06/23/2025	19.4-016A	Approved by ED	Steve Nickell	paint	316 Troy Way
06/24/2025	02-01	Approved	Dylan Register	Remove dead tree	389 Nickel Plate Rd
06/30/2025	17-013	Approved	Jim Nelson	Removed dead tree	1146 May Queen Dr.
07/10/2025	06/027-029	Approved	Raymond & Darlene Kaskie	Deck Flooring replacement	312 Bennett Dr.

B) Variance Requests (*Board vote required*)

-None

C) Complaints

6/18/2025	17-092	229 Vivenda Rd	>than 2-week camping	resolved
06/23/2025	23-022	376 Sunset Ln	Large cut down trees	Board will research
05/19/2025	11-028	623 Grey Eagle Dr.	Paint, deck entrance windows	Status?

May Transactions- 11 properties sold 9 with homes, 2 vacant lots

VI) MAINTENANCE REPORT – PRESIDENT – Ken Blohowiak

No Projects to report

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

A) Update on projects

- 1) Trash garage- city process on vacating road waiting 30-day sign reg to vacate road, soil test 28x28 size with 7 containers eventually. Rolloff was \$5000 over budget
- 2) Beautification project- pad is done
- 3) Pickle ball/tennis court/BB court- Is complete resurfaced paint, new nets -<15,000 3 layers

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

Technology Committee Update – None

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

Welcome new Board Member Erik Blood will now be the Vice President

Ed Seal-President

Rachel Bilardi- Treasure

Charlsie Eijlers- Secretary

Ken Blohowiak- Grounds and Security

Auditor resigned – we will be getting 3 proposals

X) Wildfire Mitigation report- (Suzanne Adams and Loren Gollhardt)

Followed Report on the CCME Wildfire mitigation committee-2021 community protection plan-Suzanne wrote under previous board- Current Risk assessment are not done- Quest – Residents Read 6 areas proposed for teams- never happened – Don't need permission to do fire mitigation on property- Buffer zone you don't need permission-Suzanne can provide a checklist- Kimber suggested they look in to SURT- Beetle Kill Suzanne can provide info.

XI) OLD BUSINESS

A) Update on where the board is on the “neighborhood watch” signs on the 3 roads coming into the subdivision. The board talked about it at a meeting last fall and said they could put signs coming into the subdivision. (We are looking at metal signs “Neighborhood watch”)

B) Need for a “Policy and Procedure” to clarify convents intentions for what is and is not permitted on vacant lots in the subdivision Diana Schaiberger (1 yr ago- Ed Seal to look at, Rachel Bilardi said it wasn't clear. ED- poorly written covenants 51% of property owners must approve changes, can't change covenants without policy

C) Hiking/Walking Trails in the CCME Common Area- Diana Schaiberger (3-4 years ago the board investigated this, and no decision was made. 30 acres of open space and the new board will need to address and budget for. Ed suggested Diana come up with a plan proposal and present it to the board. She Agreed

XII) NEW BUSINESS-

Ken Blohowiak- stated that board members are always needed and he and the rest of the board would like to acknowledge the 3 service of Montrell Williams. Montrell Williams term as President is done.

- A) Guest Speaker- TCRAS- 5-15min (Marion Wallace Event coordinator)**
Spay and neuter your dog (Events – 23 Aug vaccine clinic sign up online)
First line of control is having your pet chipped for \$20.00
Licensing-handouts available

Dog tags are helpful

Care house 404 HWY 67

Trixie/Kendra- animal control for Teller County

Steps to take for missing or found animals

- 1) Call the sheriff - they will contact TRAS
- 2) Facebook pages get on post pictures
- 3) Call Tcras 719-686-7707 give them information (after 5 days up for adoption)
- 4) Put up fence to keep dogs in dogs running lose will encounter wildlife and a small % survive.
- 5) Cats don't let them outside
- 6) Volunteers are always needed (Huskies are escape artists!)

B) Guest Speaker -Fire Chief Hawkins and 4-mile 5-15 min discussed

Teller County is the 3rd in the nation for disaster -Team Rubicon will be out in the fall to improve the fire break -illegal campfires- know your egress- have a bag ready to go- don't turn on sprinkler-looking into building new station in area- Ed Seal- special needs community - Michelle Bledsoe is working on maps w/evacuation routes will get out as soon as they are done.-Oxygen tank notice placard, chief can get and bring to us.

C) Altitude Law - Andrea Cicero- 5-15min

New foreclosure laws are going in effect on October 1, 2025, we will get the new policy from Altitude- Numerous notices required- Severely Delinquent will have several options.

XIII) PUBLIC COMMENT (3 Minute Time Limit)

- 1) *David Rabb 05-055 Covenants, policies are meaningless if not enforced. Trash cans placed permanently on Hobo Ct. (Ed will check out)*
- 2) *Jackie Corbin 16-023 Road conditions Portland, Bennett, May queen (Must contact Department of Transportation not our responsibility)
Auditor quit- what was the cost? Did we pay? (Ken states no)*
- 3) *Linda Gage-18-024- Wants larger fire signs, no hunting, no fishing (Looking into)*

IX) ADJOURN IX) Reading of 127 Filing/Lot & addresses to be sent to Altitude for collections- (Ed Seal)

01-040	376 Portland Drive	06-021	930 Golden Cycle Circle	11-007	932 Little Topsey Drive	17-099	19 Princess Road
01-041	320 Portland Drive Way	06-031	612 Golden Cycle Circle	11-009	864 Little Topsey Drive	17-119	108 Grey Eagle
02-051	367 Andes Road	06-039	324 Golden Cycle Circle	11-016	626 Little Topsey Drive	17-120	86 Grey Eagle Way
03-009	118 Isabella Circle Drive	06-046	301 El Paso Court	11-023	338 Little Topsey Drive	17-124	1399 May Queen
03-036	324 Dandy Jim Drive	06-047	323 El Paso Court	11-030	389 Grey Eagle Drive	17-131	899 Princess Road
03-047	505 Gold King Drive	06-082	1021 Golden Cycle Circle	11-034	133 Gey Eagle Drive	18 -019	627 Vivenda Road
03-050	96 Dandy Jim Drive	07-014	448 Last Dollar Drive	12-004	1291 Golden Cycle Circle	19/1-005	504 Angas Drive
03-052	23 Dandy Jim Drive	07-055	1233 Dandy Jim Drive	13-007	242 Ajax Court	19/1-007	538 Angas Drive

04-010	1261 Gold King Drive	07-064	781 Dandy Jim Drive	13-010	199 Ajax Court	19/1-012	614 Angles Drive
04-020	1757 Gold King Drive	07-069	125 Golden Cycle Circle	14-004	602 Buckhorn Road	19/1-014	690 Angles Drive
04-021	1805 Gold Kind Drive	08-007	343 Midday Circle	14-005A	550 Buckhorn Road	19/1-039	483 Wilson Way
05-001	168 No Name Lane	09-005	488 Bennett Drive	14-012	394 Buckhorn Road	19/2-005	Lot# 19 /2-005
05-004	77 Granite Lane property	09-034	199 Mariposa Drive	14-015	316 Buckhorn Road	19/2-042	No address given on
05-006	136 Granite Lane	09-037	81 Mariposa Drive	14-017	240 Buckhorn Road	19/2-044	126 Silver Way
05-031	133 Golden Cycle Court Road	09-040	445 Bennett Drive	14-029	21 Comstock Court	19/2-049	897 Yorktown
05-044	1796 Golden Cycle Circle Road	10-005	55 Summit Circle	14-034	75 Wildhorse Road	19/3-008	1846 Yorktown
05-060	33 Strong Court Road	10-018	256 Idlewild Drive	14-039	36 Wildhorse Road	19/3-018	1528 Yorktown
05-065	417 Strong Court Drive	10-022	400 Idlewood Drive	14-046	141 Galena Road	19/3-045	181 Wolfstone
06-001	27 Granite Court	10-029	475 Idlewild Drive	14-064	547 Buckhorn Road	19/4-024	178 Troy Way
06-003	79 Granite Court	10-034	68 Gold Quartz Circle	16-030	132 Tuscarora Drive	19/4-030	197 Troy Way
06-004	105 Granite Court	11-003	1068 Little Topsey Drive	17-050	117 May Queen Drive	19/4-039	1671 Troy Drive
06-016	140 Granite Court	11-006	966 Little Topsey Drive	17-051	111 May Queen Circle	19/4-045	1520 Troy Drive
19/4-048	Lot # 19/2-048	22-114	1776 May Queen Drive	09-041	433 Bennett Dr		
20-006	2114 Angles Drive	22-141	1507 May Queen Drive				
20-010	110 Bernhard Terrace	22-38	579 Brown Bear Drive				
20-016	37 Hillside Terrace	23-006	29 Sunset Lane				
20-018	163 Hillside Terrace	23-008	113 Sunset Lane				
20-038	1576 Angles Drive	23-030	235 Cobourg Place				
20-039	1602 Angles Drive	23-059	1812 Monarch Drive				
21-012	2642 Yorktown Road	23-075	1142 Monarch Drive				
21-013	2652 Yorktown Road	23-088	349 Monarch Drive				
21-014	323 Wellington Drive	23-111	902 Copper Mountain Drive				
21-015	2724 Yorktown Road	23-112	946 Copper Mountain Drive				
21-016	345 Wellington Drive	23-131	991 Copper Mountain Drive				
21-042	113 Yorktown Court	23-163	1609 Monarch Drive				
22-023	70 Brown Bear Lane	23-164	1667 Monarch Drive				
22-052	414 Wellington Drive	23-165	1699 Monarch Drive				
22-055	565 Fairview Drive	23-183	359 Derby Drive				
22-056	592 Wellington Drive	23-187	935 Derby Drive				
22-066	1078 Wellington Drive	23-197	258 Aster Place				

XV) ADJOURN

WORKSESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 08/09/2025, at 9:30 a.m.

Meeting was adjourned at 10:37am

Respectfully submitted this 11 day of August, 2025

Heather Walk, Office Manager 

Reviewed and approved this 11 day of August, 2025.

 by Ed Seal, Board President