

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Meeting Minutes
Saturday August 8, 2026

I) CALL TO ORDER & RULES OF CONDUCT- PRESIDENT (Ed Seal)

- A) ROLL CALL OF DIRECTORS- Ed Seal (President) Erik Blood (VP), Jeremy Sanders (Treasurer) – **out vote per proxy**, Charlsie Eijlers (Secretary), Jeff Boone (Grounds and Security) Doug Randolph (Director at large for projects)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Derran Erb (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 July 2026 Meeting Minutes- **Eric Blood made motion to approve, Charlsie 2nd- Board Approved**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – (Ed Seal)

- A) Work Session for August 8, 2026- update- **all of the things discussed in the work session will be discussed in this meeting**

III) FINANCIAL REPORT – TREASURE (Jeremy Sanders)- Out vote per proxy Charlsie

- A) Approve of June financials – **Charlsie made motion to approve, Ed Seal 2nd Board approved**
- B) Major Expenses- None
- C) 2025 Financial Audit has started. **All requested information has been submitted. Waiting to hear back from the auditor if they need anything further.**

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) Thank you to all who all came to the Annual meeting and BBQ
- B) Cinnamon Roll class will be held today after the meeting- **We have 2 spots left**
- C) Sourdough class August 22, 1 - 3 pm \$ 40 per person. Learn, Bake, Snack and go home with one to bake and starter. **Great class for learning high altitude baking. Kinga is the baker and she does all the calculations for High altitude baking for you. The class is a lot of fun.**
- D) Poker is on Aug 13 6pm -? Bring a prize (no money involved) bring a snack to share and your poker face.
- E) BYOB/Bingo Aug 21, 2026, from 600-830 bring a snack to share and your spirits \$1.00 per card
- F) Back-To-School Drive has started we are collecting school supplies for the local schools until Aug 21 Drop off supplies in the office. **Heather has sent out a list of school supplies that are needed.**
- G) Transactions for Buy and Sell Homes/ Land
- H) Welcome to the Community – **See ACC list**

V) ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)

- A) ACC Submissions – Updates- See attached
- B) Variance Requests (*Board vote required*) (*see ACC list*) **Motion To approve- by Eric Blood, Charlsie Eijlers 2nd Board approved**

VI) COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood)

- A) New-None

B) Updates

VII) GROUND & SECURITY REPORT — (Jeff Boone)

- A) New Projects- update on the back of the lodge
- B) New Lodge Sign is Done and ready to put up out front
- C) Future Projects-
- D) Maintenance Report- Update
- E) Security Issues- None

VIII Projects (Doug Randolph)- Update- On Trails and maps

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

Suzanne- Okay, we've had successful shipping days in May, June, and July, and we thank all the people who participated in that, and all our volunteers. We could use a couple more volunteers for the chipping crew on August 14th and 15th, and September 18th and 19th. Call the office if you can help. If you have slash piles to be chipped, you can call the office to sign up, and I also saw there's a sign-up sheet. We've had two Saturdays on July 25th and August 1st, where the ground fuel disposal site, the roll-off container that's way back there. We had a lot of participants. We've already filled two roll-off containers and have another empty one. So, that's going to be open on Saturdays from 9 a.m. to 1pm. So, you know, fill up the back of your pickup truck, put some things in bags. Bigger things you can just throw in, so any kind of ground fuel. Pinecones, pine needles, stumps, flocks, those kinds of things. So, I know that we're all concerned about the pine beetle infestation, so the Wildfire Mitigation Action Team is doing two things to help towards that. First, we would like to do an inventory of the infestation here in CCME. So, if you have trees that are dead from pine needles, if you have infested trees. Please let us know. You can do that by emailing my husband, Lauren, His email address is BigL0256... at gmail.com. So, we'd like to know your name, your address, how many trees, approximately, are infected, and your phone number, so we can get in contact with you if you need it. Then we are sharing that data with 4 Mile Fire. And coming up with a plan of what we can do. **The second thing we're doing is that Chris Mangiorelli of Four-Mile Fire is going to hold a community information session here at the lodge.** on November 5th, at 6.30. And he's going to tell us about how to find the signs and symptoms of beetle infestation, and what to do with infected trees. So that the action you take is during the winter, and so this is important information. And we'll get these out in newsletters, and right before it happens again. We'd really like to have good attendance at that session, because this is important when we try to get control of this. **On August 3rd, Lauren did, a wildfire risk home assessment for Bob and Sandy Woolley.** Spend some time with their house, has this detailed checklist that he uses, he knows a lot about how to harden your home, how to do wildfire mitigation, and how to meet the current insurance standards. Wrote up a nice report for the woolies with... with pictures, and... You would like to do welfare risk home assessments for other people. This is free. It's an amazing service. Lauren spends a lot of time doing that. So, you can email him or call him to set... to schedule a home assessment for you. And for our firewood exchange program, we're collecting a lot of firewood. We'd like to have more donations, because our goal is **to be able to distribute firewood to CCME residents this winter, people who really need it, who primarily use wood to heat their home.** who might have difficulty accessing firewood themselves or paying for firewood. So, this is another important program that we're doing, and Emmett Skiles is the coordinator of that program.

X) OLD BUSINESS- PRESIDENT- (Ed Seal) – The Trash garage is up and running. Key card entrance only. Please see the office if you need your permission updated or a key card. \$5.00 per card (must be current on your assessments)

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)-

XII) PUBLIC COMMENT (3 Minute Time Limit)

Russ Shepardson- 193/053A – What happened about the land rover on may queen that has been there forever. Ed Seal- does not have an answer just yet but will investigate it. Why can't we have paper copies- Ed Seal- the office would print out 20 copies, and no one would show up at the meeting, and we would waste that paper. We will print out 5 copies and go from there.

Dory Seal-160/10A- Reminder that Bears are out there Please don't feed them You know, watch yourselves. Watch leaving food out. Because 90% of people don't run, but if they're scared, and that was a young one, so Mama was somewhere Yeah, exactly. Watch the young ones, because Mama is around.

XIII) ADJOURN- 9:59Am

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 9/11/2026, at 9:30 a.m.

ACC COMMITTEE					
ACC SUBMITTALS - August 2026					
<u>APP DATE</u>	<u>FILI NG /LOT</u>	<u>APP/DND /PENDING</u>	<u>NAME</u>	<u>PROJECT</u>	<u>ADDRESS</u>
07/28/26	22/072A		Matthew & Jennifer Zumwalt	Paint, roofing, trim	145 Nightingale Lane
07/28/26	17/110		Chantal Evans	Deck repair & replace	646 Grey Eagle Dr.
3/14/2026	07/056		Juan Paublo Toro	Driveway	1151 Dandy Jim
VARIANCE REQUEST					
<u>DATE</u>	<u>FILI NG /LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>VARIANCE REQUEST</u>	<u>DENIED/APPROVED</u>
7/13/2026	01/044	Argelia Guevara	64 Portland	Roof Planes	
COMPLAINTS					
<u>DATE</u>	<u>FILI NG /LOT</u>	<u>ADDRESS</u>	<u>COMPLAINT</u>	<u>CONTACTED</u>	<u>REVISITED</u>

July properties sold -

5 - vacant lots
3 - lots with a home

Welcome

Timothy & Dadrchelle Caces
Chris Clark
Thomas & Kari Vettraino
Blake Fishbaugh
Opendoor Property Trust I
Shannon
Frederick
Bethany Wadas

