

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS

MINUTES

Saturday May 10, 2025

I) CALL TO ORDER & RULES OF CONDUCT

- A) The meeting was called to order at 9:30 AM
- B) Roll Call of Directors Board members present: Montrell Williams, Ed Seal, Ken Blohowiak, and Rachel Bilardi and by proxy Charlsie Eijlers
- C) Quorum
- D) Approval of March 15, 2025, Meeting Minutes (**Board vote required**) Montrell made a motion Rachel B. 2nd. **Motion passed unanimously.**
- E) Approval of April 12, 2025, Meeting Minutes (Board vote required) Montrell made a motion Rachel B. 2nd. **Motion passed unanimously.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

Work Session Report for May 10, 2025

Discussed use of an easement

Discussed updating the Credit Card to Community Banks of Colorado Visa Community Card of Perks

Discussed the progress and getting permits for the cement work for the trash

III) FINANCIAL REPORT – Treasurer- Rachel Bilardi

- A) March Financial statements not approved need to further look at with Janet- CPA

Collection Updates: This past 2 months the office has been busy! They finished sending out 60-day notices to owners who owe for 2024 and 2025 assessments. These letters went out by certified mail, and we also sent emails to everyone with the letter and links to pay (per the guidelines). The week of May 26 will have reached the 90-day mark, and we can refer to Altitude after the names are read in the June meeting. People who owe over 2 years we just sent out their 30-day letters. This is a little more of a process. There are approx. 70 and a little more involved as we must send out updated amounts including what Dorman had. Plus, detailed summaries of the amounts owed. We are 85% in collections

- B) Updating the current Club house Credit Card with Community Banks of Colorado Visa Community Card with Perks (**Vote required**) Rachel Bilardi made motion and Montrell

Williams 2nd. The board approved unanimously old credit card account will be closed when there is no balance.

C) Audit for 2024 financial is in the beginning stages

D) Finance Committee Update- NONE

IV) OPERATIONS & MEMBER SERVICES- Treasurer- Rachel Bilardi

- A) BYOB/Bingo is 05/16 and starts at 6:30-8
- B) Paint Snack and Sip 05/17 starts 3-4 social hour 4-6 paint (Donkey theme)
- C) Chipping Starts May 23 & 24 Please Reach out the office to sign up for chipping or volunteering
- D) Thank you to all vendors and everyone who came out for the Spring Craft Fair and Grilled Cheese Truck
- E) Monday May 26 office closed for Memorial Day

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Ed Seal

A) ACC Submissions – Updates

04/19/2025	22-085	Approved	Todd & Kathy Bruton	Garage	823 Fairview Dr.
04/20/2025	16-016C	Approved	Loren Gollhart	Expand driveway	79 Tuscanora Cir
04/24/2025	07-042A	Approved	Storm Creek, B.Negley	Paint exterior siding & room	97 Last Dollar Dr.

B) Variance Requests (*Board vote required*)

-None

C) Complaints

11/12/2024	17-121	Junk in front yard	Warning ltr 12/9, Initial Ltr.1/15. No secondary ltr sent since owner is making progress that was slowed down due to the weather	Yes, the owner is cleaning up her yard. (4/1/2025) Jeff drove by the property when the snow melted and found a lot of garbage on the ground.
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				Abandon vehicles still on property. (5-1-25) Jeff revisited the property & the yard has been cleaned up. CLOSED
04/05/2025	09-041	Garbage in driveway	Letter sent 4/5/25	Project already completed

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

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

No Projects to report

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- 1) Update on Trash garage- county has not been easy to deal with in abandoning the road we will need to get a county permit for the cement. Working on the drainage also so it does not freeze
- 2) There was plumbing underground that we are not sure where it goes to
- 3) We have hired a surveyor 5 plots to one
- 4) Back yard beautification project- is coming along the back has been leveled and cement pad will be poured if weather cooperates.
- 5) Pickleball/ tennis courts- we have picked a contractor, and he has started working on the courts should last approximately 10 yrs and we have a 3 yr warranty on the contractor's work.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

- A) Technology Committee Update – Montrell has reached out to local schools to see if any IT students would like a project on designing our new website and bringing it up current.

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

Remind for volunteers to who are interested in filling a position on the BOD. Please submit your name short biography and contact information to the CCMEPOA office by May 16, 2025

X) OLD BUSINESS

XI) NEW BUSINESS-

XII) PUBLIC COMMENT (3 Minute Time Limit)

Judy Anderson 16-68A - A little background on the plumbing. It went to the fish shed to pond, making sure her email is on the blast. She did not receive the newsletter

Suzanne Adams 16-16B- join us for the mitigation meeting after the bod meeting also check out the face book chat with Ed and Suzanne about fire mitigation.

Lisa Smith- 16-7 can we do something to fix the lip from office to bar area

XIII) ADJOURN

Meeting was adjourned at 10:30am

Next meeting June 14, at 9:30am

Work session at 8:30

Respectfully submitted this 16 day of June, 2025


Heather Walk, Office Manager

Reviewed and approved this 16 day of June, 2025


by Montrell William, Board President