

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

Saturday February 8, 2025

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors- All Present

The meeting was called to order at 9:31 AM

A) Board members present: Montrell Williams, Ed Seal, Charlsie Eijlers, Ken Blohowiak, and Rachel Bilardi

B) Quorum

C) Approval of January 2025 Meeting Minutes (***Board vote required***) Montrell made a motion to approve the December2024 Meeting Minutes. The motion was seconded by Charlsie. **Motion passed unanimously.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

Work Session Report for February 8,2025

A) *Talk about easement*

B) *Flyers in windows*

C) *Proposed update to camping*

D) *Proposed update to livestock*

III) FINANCIAL REPORT – Treasurer- Rachel Bilardi

A) Approval of December Financial Statements - (**Board of vote required**)

Montrell made a motion to approve Charlsie 2nd **Motion passed unanimously**

B) Dory and Rachel to go over the accounts

IV) OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijlers

A) Superbowl Party 02/09 4pm

B) BYOB Bingo 02/21 630-8pm

C) Irish Potluck 03/15 2-6pm

D) Spring Fair 04/26 10-4 with grilled cheese truck

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Ed Seal**A) ACC Submissions – Updates**

01/21/2025	19.1-048	Brian Osmulski	317 Wilson Way	Prel. Home Plans	
01/25/2025	17-076	Humberton Dosal	49 Princess LN	New Home Plans	
02/04/2025	19.3-038	Eric Wammel	93 Wolftone Dr	New Home plans	Pending docs to be emailed to CCME

B) Variance Requests (*Board vote required*)

Approved pending building permit	19.1-048	Brian Osmulski	317 Wilson Way	# of roof planes
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C) Complaints

11/12/2024	17-121	Junk in front yard	Warning ltr sent 12/9/2024, Certified Initial letter 1/15/25 Need to send 2 nd letter by 2/16/25 if issue is not cured. (LS)	
11/12/2024	14-009	Unapproved dome structure	Warning ltr sent 12/9/2024. Ken spoke with Heather F. Rec'd email ltr from the Frees on 12/31/24 Has anyone responded?	

Dec Transactions- 9 properties sold, 6 vacant, 3 homes**V) MAINTENANCE REPORT – Ken Blohowiak**

New humidifier \$500 best option

No Projects to report

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- A) Security door and window have been added to the kitchen
- B) The workshop downstairs is being updated and update kitchen
- C) Modifying trash garage, making larger, adding new cameras and smoke alarm

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell

Williams

- A) Collections update- like to collect 99% of amenities. We have a lot of pending /future projects
- B) 40% are currently not paying
- C) 10% normally don't pay
- D) Vacant land vs. w/homes

Technology – sound quality w/zoom (needs audio engineer to help tweak our system)

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

- A) We received new chairs and tables
- B) March 1 plan on mailing Demand letters for delinquent assessments

X) OLD BUSINESS-

Update on RV on vacant lot issues. Rachel did reach out to the lawyer and per the lawyer the RV is not in violation of the covenants or by laws. Suggest New policy and procedure to be written up to change this

XI) NEW BUSINESS-

- A) Snowplow contacts – Shelton -Rusty Bolt (discuss for next year contract)
4" plus use contractor to plow snow. We currently have no contractor. Jeff is doing all the plowing.
- B) Ferrell gas – want to check other propane providers CCME working on group rate only
- C) Insurance – already covered by Ken (close to Budgeted amt) Our Agent (Carl) has never seen our property. He came and said we are under insured approx. 1.2 million value and suggest \$1.5 million coverage
- D) Camping- currently vacant lot's 14 days- looking in to change to county's policy (60 days + a permit
- E) Animals – see about matching county policy waiting to hear from our attorney from Altitude.
- F) Trash- we are currently listed as farm property. It needs to be a certain distance from the road. Ken is working on this.

- G) Clubhouse rental- make available on our website Before the board approves.
Deadline: 03/08/2025 up on Monday 03/08 on website approved at the next board meeting.
- H) Tyson from Colorado Park wildlife
Danger of feeding wildlife- reoccurrence issues can result in fines (he will leave business cards) Fox & Coyote can cite people regarding small game. Deer, Elk, Moose & Lions are big games, and you can be fined. Wolves 4-7 miles from Teller County line a lone female wolf. Attacks by wolves and bears on people are rare
Park and wildlife are open 24/7 365 days
- E) Donna Brazil – Talked about Real estate scam
Look out for Realtor.com calls

XII) PUBLIC COMMENT (3 Minute Time Limit)

Ed Seal- 160/10A Public computer safety service age 55 \$30 a month

Michelle Bledsoe-192/006 Fires in L.A. Trust in your name. The insurance company may not cover you for fire.

Howard and Laura Givens-06/094 Why can't we get paved roads? (No, addressed at prior meeting) Water pipes are under our roads. Mountain Mutual against the payment, Payment causes washout, people will speed more, culverts are owners responsible.

XIII) ADJOURN

Meeting was adjourned at 11:10am

Next meeting March 15, 2025, at 9:30am

Work session at 8:30

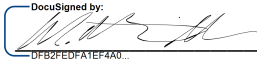
Respectfully submitted this _____ day of _____, 2024

Heather Walk, Office Manager

4/16/2025

Reviewed and approved this _____ day of _____, 2024.

DocuSigned by:



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by Montrell William, Board President