CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Board of Director Meeting Minutes
Saturday September 12, 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), Charlsie Eijlers (Secretary)- **Out-Proxy signed**, 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)- **Out**

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 August 2026 Meeting Minutes- ***Eric Blood made motion to approve, Jeff Boone 2nd- Board approved***

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

A) Work Session for Sept 12, 2026- update-

III) FINANCIAL REPORT – TREASURE (Jeremy Sanders)

A) Approve of July financials- ***Ed Seal made motion to approve July financials, Eric Blood 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) BYOB/Bingo Sept 18, 2026, from 600-830 bring a snack to share and your spirits $1.00 per card

B) Poker every 2nd Thursday of the month Next Poker will be Oct 8th Bring a prize to join and a snack to share Fun for Beginners to Professional

C) Community Sale – see flyer

D) Transactions for Buy and Sell Homes/ Land ***See attached list***

E) Welcome to the Community

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

A) ACC Submissions - Updates

B) Variance Requests ***(Board vote required)-NONE***

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

A) New-

B) Updates

VII) GROUNDS & SECURITY REPORT — (Jeff Boone)

A) New Projects- update on the back of the lodge- ***We will be doing in-house staining***

B) ***New Lodge Sign is Done and ready to put up out front***

Future Projects-***Jeff and Eric: Go through the lodge building to identify and plan updates to modernize the interior.***

C) Maintenance Report- Update

D) Security Issues- None

E) ***Welcome Kenny Hawkins to the CCME team (part -time maintenance on Friday and Saturday) will be helping Jeff with projects.***

- **VIII Projects (Doug Randolph)-** Update- **Continue working with the county to finalize the new map of common areas and arrange for the creation of folding maps for residents.**

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

- ***Submit the Colorado Community and Urban Forestry grant application by September 21.***
- ***Prepare a detailed summary of wildfire mitigation work done this season for the October meeting.***
- ***Finalize the date and time for the November 7th presentation on treating beetle-infested trees and communicate it in the newsletter.***

Suzanne presented a request for a $175,000 urban and community forestry grant to fund wildfire mitigation efforts, including tree inventory, removal of 125-150 hazardous trees, and community information sessions. The grant application is due September 21st, with early positive feedback received from the Colorado State Forest Service. A presentation on handling beetle-infested trees is scheduled for November 7th, to be conducted by Bryan.

Chipping dates (Dates are subject to change)
Sign Up at the office

- September 18 and 19

All days fall on Friday and Saturdays

Volunteers needed to assist with chipping, prepare and serve lunch for the volunteers

Roll off for pine needles, leaves, pine bark ect… Every Saturday until Sept 26 from 9am – 1 pm.

X) OLD BUSINESS- PRESIDENT- (Ed Seal) – ***NONE***

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)- Resident David Rabb to talk about Trash and Covenants

XII) PUBLIC COMMENT (3 Minute Time Limit)

- **David Rabb 05/055- States "***We are in bear country. The bears are much worse now, I live, up and off Gold King. At the top of my hill, when there's a short road that, it's basically a cul-de-sac, hobo court, which I'm sure many of you don't know. As was mentioned, for quite a while, and unaddressed by anybody, the cans were in the road, really, and the cul-de-sac, anchored by wood beams. These were anchored like none of you would believe, and these posts were in the ground. They were anchored, there were 3 bear incidents, which I have documented in pictures, and they threw garbage around, which is not uncommon on that cul-de-sac. It's good for me, because it lures the bears away from me while I'm just at the other end of the hill. When I realized that nothing was going to be done, that a law has now been passed, I think it went into effect August 15th, check and see, you're not to lore bears, you're not supposed to attract bears. In our newest covenants. They clearly state that garbage once a week. 24 hours and over from there, Receptacles are to be out of sight. Not that they're supposed to be on the edge of the road, not that they're supposed to be on the edge of your property. They are to be out of sight. I don't want to look like I lived low life, garbage all over the place, trash cans, this is a nice community. Now, just because you don't live where I live doesn't mean you want it. You still want it to be nice. I addressed this matter with our fearless president?*

Nothing. He looked, he saw her, nothing. So, yes! Somebody removed those. I can't tell you the wounds I got, because those cans were chained and really well changed. The only thing that they didn't prevent with the bear is getting in the garbage. I went up there with my dog, over there and I unchained them. I did it on my own, and I moved them both to the lots that they belonged to. I think it was a 4x4 post. It could have been a 6x6, I don't know. The only way I could remove those posts from a roadway. Was to put one of their chains to the back of my vehicle and pull it. Well, didn't pull it out totally, it snapped, but mostly below the line. So, I removed those on my own, I put this stuff up there. Because there was no assistance from this board. Which did not make me very happy. So, I took matters into my own. It's not supposed to be there, it's a roadway. It's not supposed to be there because it's attracting bears. There's a new law in effect that has nothing to do with us, and while I have the floor. The screen is behind. Art and sciences, sports, government, it doesn't matter where you go. You don't put a damn table in the middle of the room for many reasons, and if we go out of our way to accommodate these people who can't attend. That is not an excuse to disrupt anything. Those people want to attend; they have a way to attend. If the camera is wrong, then put the camera here".

Louise Noble, GM-Mountain Mutual Water- *"I've had a lot of questions about our water table. Our water table is in excellent shape. We haven't dropped one inch. I just told that to Do We haven't dropped one inch. I just told that to Doug. I wanted to reassure everybody that we are in a good position, not that you should be abusive of your water, because we still live in the West, but we are still in a good position, far better than a lot of communities."*

Russ Shepardson-193/053A- *states "I disagree with you on printing these. I use mine. I see you trying to scratch a little chicken scratch over there. I'm sure you would rather have a bigger piece of paper. Number two. I had asked about Land Rover. Do you have an update on that vehicle?" ED SEAL states "The person that was going to come pick it up fell through. We're trying to find another solution", Russ. Okay, that's all I got. Thank you, Russ.*

XIII) ADJOURN- 10:02 am

WORK SESSION AT 8:30 a.m.

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

ACC COMMITTEE

ACC SUBMITTALS - September 2026

APP DATE	FILING /LOT	APP/DND /PENDING	NAME	PROJECT	ADDRESS
08/11/26	17/081		Eric Holstrom	Home/Driveway/Septic	288 Princess Rd.
08/19/26	05/070		Jennifer Haines	Waste Enclosure	69 Hobo Ct.
08/25/26	22/144		Mose & Anna Corleone	Driveway change	68 Deer Horn Dr.
8/25/2026	23/042		James Dickerson	New Home	578 Crystal Drive
9/3/2026	16/02		Stephen/Marjorie Ryder	Garage	43 Red Cloude Cir
9/9/2026	7/1,2,3(V)		David Abbott	Deck	598 Dandy Jim
9/9/2026	7/1,2,3(V)		David Abbott	Garage	598 Dandy Jim
9/10/2026	16/01		Walter Santana	Asphalt over ex/drive	17 Red Cloud Circle

VARIANCE REQUEST

DATE	FILING /LOT	NAME	ADDRESS	VARIANCE REQUEST	DENIED/APPROVED

COMPLAINTS

DATE	FILING /LOT	ADDRESS	COMPLAINT	CONTACTED	REVISITED
8/26/2026	05/067	6 Hobo Cou	Trash Bin	8/26/2026	
8/26/2026	05/066	24 Hobo Court	Trash Bin	8/26/2026	
8/26/2026	05/070	9 Hobo Cou	Trash Bin	8/26/2026	

August properties sold -
- 2 vacant lots
- 0 lots with a home

Welcome
Joshua Tree Trust