

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

Meeting Minutes

Saturday August 9, 2025, at 9:30 A.M.

I) CALL TO ORDER & RULES OF CONDUCT- PRESIDENT (ED SEAL)

- A) Meeting called to order at 930am
- B) ROLL CALL OF DIRECTORS- Eric Blood (VP), Rachal Bilardi (Treasurer), Charlsie Eijlers (Secretary), Ken Blohowiak (Grounds Director)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Lisa Smith (Office Assistant)
- C) Quorum
- D) **Reminder to everyone in attendance there is only Open to comment if we are going to vote. If not voting is going on. all comments will happen during the Public Comment section**
- E) Approval of June 14, 2025, Meeting Minutes *(Board vote required)- Charlsie made motion, Rachel seconded- all approved*
- E) Approval of July 12, 2025, Meeting Minutes *(Board vote required)-Charlsie made motion, Rachel seconded-all approved*

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

- A) Work Session for July 12, 2025- update
- B) We would like to wish Karen Garcia Happy Retirement!! Karen will be spending more time with her family and opening her Nija school for kids (joke) We are going to miss her here in the office!!
- C) Heather will be taking on the accounting role and Lisa will be doing more office duties
We will be reducing Saturday hours starting in October
- D) The board will be going to Microsoft teams and cancel Slack once we have the files copied.
This will save 60.00 monthly
- E) The office will be working with LeaAnne (IT) to get all files on Share Point (Cloud Storage)
- F) We have renewed our Contract with Altitude Law Firm

III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)

- A) Approval of April Financial Statements – *(Board vote required) Rachel made motion, Charlsie seconded- all approved*
- B) Approval of May Financial Statements- *(Board vote required) Rachel made motion, Charlsie seconded- all approved*
- C) Financials were late due to the CPA does not have access to the Reserves and they could not be verified. Previous board member was only one to have access to Treasury management. Since the new board in July this has been updated so that multiple people can talk with Treasury management
- D) Update on Audit- Still working to find an auditor. Sent out 5 requests for estimate and received 1 reply
- E) Major Expenses-NONE

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) BYOB/Bingo is 08/22 and starts at 6:30-8:30
- B) Chipping is Sept 26 & 27 sign up at the office (last remaining date for the year)
- C) Create your own pizza party (Sept 13 after the board meeting) Free for adults and kid's games and prizes

- D) Transactions for Buy and Sell Homes/ Land- July Properties sold – 4 3 vacant lots 1 lots with home
- E) Welcome to the Community
- F) New Website update- **Office Manager – Heather Walk** - New website has been released with updated information, pictures and calendar. We are working on a pay feature, and homeowners will be responsible for Credit card fees.

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

A) ACC Submissions – Updates

<u>APP DATE</u>	<u>FILING /LOT</u>	<u>APP/DND /PENDING</u>	<u>NAME</u>	<u>PROJECT</u>	<u>ADDRESS</u>
7/21/25	19.2-003	Pending driveway permit	Kim Ellis/Steve Oser	New home & driveway	69 Yorktown Rd.
7/21/25	19.3-034	Pending driveway & home plans	Taylor Prokos	Shed (no home plans)	1117 Yorktown Dr.
7/27/25	22-093	Approved by POA	Annelie Bergeron	Roof & shutter replacement	1310 Wellington Dr.
/31/2025	23-118	Pending closing on home	Brian Ongley (under contract)	Property fence w/ gate	1298 Copper Mountain Dr.
8/2/2025	09-019A	Pending closing on home & home permit, & mailbox fee	James Bellino (under contract)	A-frame home	835 Bennett Dr.

B) Variance Requests (*Board vote required*)-

8/2/2025 09-019A James Bellino (under contract) A-frame home 835 Bennett Variance request for 20 Sq foot Eric made motion (Rachel seconded) all approved

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

<u>DATE</u>	<u>FILING /LOT</u>	<u>ADDRESS</u>	<u>COMPLAINT</u>	<u>CONTACTED</u>	<u>REVISITED</u>
/24/2025	22-126A	1987 May Queen Dr.	left over const. material	emailed ltr	? 8/9/25
/18/2025	09-041	433 Bennett Dr.	Trash	emailed ltr	RESOLVED 8/26/25
/31/2025	19.4-046	1564 Troy Dr.	Trash - APEX trash can	can on property. No action needed.	RESOLVED
/31/2025	14-067	577 Buckhorn Rd.	Shed, camper & teepee	Shed was approved by past board members and county & no problem with the teepee. Need to send letter for RV w. expired tags. Email ltr	

VII) GROUNDS & SECURITY REPORT – GROUNDS DIRECTOR - (Ken Blohowiak)

- A) New Projects- Discussing Fire pit behind Lodge
- B) Future Projects
 - 1) Update on Trash garage, New Lights on the flagpole

- C) Maintenance Report- Getting estimate on replacement for the mirror in the gym- Getting estimate
- D) Security Issues- Added Neighborhood watch signs located at the 4 entrances

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

- **Nine new members** on the WMC and we have lots of exciting news to share, including our WMC proposed Action Plan for 2026 (included in Board report attached).

In addition, I plan to present the attached 2026 Wildfire Risk Reduction Budget proposal for your consideration.

-Met with Chief Hawkins from Four Mile Fire, and he supports our plans for 2026 and has pledged needed assistance from his department. We also have the possibility of Team Rubicon returning to continue working on the critical fire break along Teller 1 in Filing 23 (in fall of 2025 or summer of 2026), and the possibility of participating in the upcoming Forest Restoration and Wildfire Risk Management grant, at an estimated cost-share of only 25%. This could mean mitigation of acres in CCME common area at a cost to us of approximately \$750 per acre. It will never cost less than this and we really need to take advantage of this opportunity.

Several New members- Phil Gilcreast, James Troller who are here today

XI) OLD BUSINESS- PRESIDENT- (Ed Seal)

XII) NEW BUSINESS- PRESIDENT- (Ed Seal)

- A) Discuss Aggressive Animals at large- Please call the animal control office to report

XIII) PUBLIC COMMENT (3 Minute Time Limit)

Louise – Mountain Mutual Water - 2- 30 Gallon Tanks waiting on plans and proposal

Water guys are out digging please slow down

Michelle Bledoe-192/006- Has been working on Evacuation Routes /Alternate routes. Not just for fire but can be used for snow emergency routes. Everyone will be notified.

Paul Schaiberger-22/103A- There is an AIR B&B that the windows are wide open (Bears will get in) Michelle Bledsoe will contact them

XV) ADJOURN- 10:30 am

WORKSESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 09/13/2025, at 9:30 a.m.

Respectfully submitted this 4 day of Sept, 2025



Heather Walk, Office Manager

Reviewed and approved this 4 day of Sept, 2025



by Ed Seal, Board President