

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

Meeting Minutes Saturday March 14, 2026

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

- A) ROLL CALL OF DIRECTORS- Ed Seal (President) Erik Blood (VP), Rachal Bilardi (Treasurer), Charlsie Eijlers (Secretary), Jeff Boone (Grounds and Security) Doug Randoulph (Director at large for projects)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Lisa Smith (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 goes on, all comments will happen during the Public Comment section.
- D) Approval of February 2026 Meeting Minutes- **Charlsie Eijlers made the motion, Eric Blood 2nd – Feb Meeting Minutes approved**

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

- A) Work Session for March 14, 2026- update-Discuss in each individual section.

III) FINANCIAL REPORT – TREASURER (Rachel Bilardi)

- A) Approve of February financials (**Board vote required**) – **Note received from the Accountant**
- B) Update to Audit – **Completed for 2023 & 2024. We are on the books for 2025.**
- C) Major Expenses- **Board approved \$3,000.00 for plans for Gazebo/pavilion over the cement slab out back.**
- D) 1st Notice of Overdue Payment for owners who a delinquent with the 2026 assessment have been mailed out. You can pay by credit card by requesting a link by phone or email and you can pay by phone but there will be a 2.99% processing fee added to credit card payments. Pay by check or cash and NO processing fee. Deadline for paying these delinquent assessments is April 1. **As of the meeting, there are approx. 300 properties not paid and 100 of those properties have not paid for multiple years and will go to collections. Board recognizes the office staff for taking extra steps in finding property owners, updating their information, and getting assessments paid.**

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) BYOB/Bingo Friday, March 20, 2026, from 6:00-8:30
- B) **Looking to add Poker once a month (no money involved, just prizes). Covered dishes or prizes buys you a bag of poker chips.**
- C) Paint and Sip \$10.00 per canvas, supplies provided, Saturday March 28, 2026 – all ages welcomed! Sign up at the office.
- D) Spring Craft Fair is April 25th 10am – 3pm. Asking for Baked goods donations to raise money for the needs of Cripple Creek children (seven tables left).
Grilled Cheese food truck will be here!
- E) Transactions for Buy and Sell Homes/ Land – **Feb – sold 5 properties, of which 4 are vacant lots and 1 lot with a home.**
- F) Welcome to the Community: **Daniel Watson, Brendon Finnegan, Ricci Bunce, Kristene & Brian Holmes, and Pauline Eschbacher.**

- V) **ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**
A) ACC Submissions – see attached list
B) Variance Requests - *none*

- VI) **COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood)**
A) New-None
B) Updates – see attached ACC Committee chart.

- VII) **GROUNDS & SECURITY REPORT – (Jeff Boone)**
A) New Projects – Gazebo/pavilion over the cement slab out back.
B) Future Projects
 1) Update on Trash garage
C) Maintenance Report- Update
D) Security Issues- None

- VIII) **WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)-**
Chipping dates (Dates are subject to change)

Sign Up at the office.

May 8 and May 9

June 19 and 20

July 17 and 18

August 14 and 15

September 18 and 19

All days fall on Friday and Saturdays

Volunteers needed to assist with chipping and preparing & serving lunch for the volunteers.

- IX) **Projects (Doug Randolph)- Update-Marked out all trails and common areas working on ways to get information to the community.**

X) **OLD BUSINESS- PRESIDENT- (Ed Seal) – Had Louise from the Mountain Mutual Water Co. explain that getting the two tanks u & running is going to cost double the original price. The tanks fall on another property easement, and owner does not give permission to use the easement. Therefore, the lines for the tanks need to be rerouted. Per Louise, one of the Tanks is half full of water. This is good since this year is supposed to be dry.**

XI) **NEW BUSINESS- PRESIDENT- (Ed Seal)- Requesting that the agenda be sent out via email and we will not make hard copies anymore as it is a waste. Office will send this out with the email blast and put it on the website, ccmepoa.com.**

XII) **PUBLIC COMMENT (3 Minute Time Limit)**

Dory Seal-16/010 The events committee will be doing a project with shredded paper & paper can be shredded in the office.

XIII) **ADJOURN- 9:51 AM**

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 04/11/2026, at 9:30 a.m.

ACC COMMITTEE

ACC SUBMITTALS - March 2025

<u>APP DATE</u>	<u>FILING /LOT</u>	<u>APP/DND /PENDING</u>	<u>NAME</u>	<u>PROJECT</u>	<u>ADDRESS</u>
03/08/26	07-056	Pending additional information & mailbox payment.	Juan Toro	Driveway & home	1151 Dandy Jim Dr.
01/19/26	17-077	Shed approved pending vacating the lot line.	Humberto Dosal	Shed	560 Princess Ln. In the process of vacating the lot line with 49 Princess LN. (17/077)
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VARIANCE REQUEST

<u>DATE</u>	<u>FILING /LOT</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>VARIANCE REQUEST</u>	<u>DENIED/APPROVED</u>

COMPLAINTS

<u>DATE</u>	<u>FILING /LOT</u>	<u>ADDRESS</u>	<u>COMPLAINT</u>	<u>CONTACTED</u>	<u>REVISITED</u>
10/11/2025	17-121	64 Grey Eagle Dr.	operating auto repair business & trash, junk cars	Send letter 11/13/25; Mail 2nd ltr. By Certified mail. PO unable to deliver certified ltr. Contact County Code Enforcement.(1/10/26)	Jeff viewed property & it has not been cleaned up. Sheriff had owner remove truck from the road and it is now on the property. Lisa spoke with the owner's son & he is trying to get the property cleaned up. 3/12 Jeff re-visited the property, and it looks worse. Now there are some boarded up windows on the home.