

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

**Meeting Minutes
Saturday May 9, 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)
ABSENT – Proxy with Charlsie, Charlsie Eijlers (Secretary), Jeff Boone (Grounds and Security)
Doug Randolph (Director at large for projects)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) **ABSENT** 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 is going on, all comments will happen during the Public Comment section
- D) Approval of April 2026 Meeting Minutes – **Charlsie Eijlers made the Motion and ALL approved**

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

- A) Work Session for May 9, 2026- update- **will be discussed as we go though the agenda**

III) FINANCIAL REPORT – TREASURE (Rachel Bilardi/ Ed Seal)

- A) Approve of March financials (**Board vote required**) – **Not Ready - need to make some edits**
- B) Major Expenses- **None**

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) BYOB/Bingo May 15, 2026, from 600-830
- B) We had the spring craft fair and bake sale. We raised just over \$500.00 for the Aspen Mine Center new day care. Most of our vendors have rebooked our fall Craft Fair that will be November 7th. The Grilled cheese truck will be back. The event committee will be doing some more advertising and making some minor adjustments to make the craft fair and Bake sale even better.
- C) The first craft and coffee was held and went well.
- D) Paint and Sip June 13th 1-3pm sign up with the office. Cost \$10
- E) Members annual Meeting is coming up in July. We will have games, BBQ, guest speakers, and a musician. Sign up for the BBQ. Free to CCME owners. Sign up now.
- F) Last day to turn in your letter of interest to join the board is due May 15th. We have 3 positions up for election due to term limits.
- G) Transactions for Buy and Sell Homes/ Land
April properties sold – 6
4 – vacant lots
2 lots with a home
- H) Welcome to the Community
Walter Santana, Michael & Jennifer Unthank, Susan Pardo and Optimal Investment.

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

- A) ACC Submissions –
24-027 approved for placement of 3-yard dumpster
17-048 approved pending mailbox fee & building permit
17-076 approved pending County's Solar panel permit
- B) Variance Requests – **NONE (Board vote required)**

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

- A) New-None
- B) Updates – **17-121 Code Enforcement form to be completed and draft fine letter to owner**

VII) GROUNDS & SECURITY REPORT — (Jeff Boone)

- A) New Projects- A pavilion has been approved to cover the cement slab in back of the CCME building at a budget approved cost of \$36,000 to \$37,000. Project pending the building permit. Approximate completion time is mid-summer. We have to work around events dates in the summer that will be hosting outdoor activities. *Ed made the motion and Charlsie 2nd the motion, and ALL approved this project.***
- B) New Lodge Sign is Done and ready to put up out front along with solar power lighting.
- C) Future Projects
 - 1) Update on Trash garage – **Need to put flashing between the pool wall and the back of the garage in order to get final approval by the County**
- D) Maintenance Report- Update - NONE
- E) Security Issues- NONE

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

- A) Presented by Suzanne

Board Meeting Report 5-9-2026

On April 18, 6 CCME residents completed a course on chainsaw operation and safety conducted by Chief Hawkins from Four Mile Fire and certified by the National Wildfire Coordinating Group: Loren Gollhardt, Roger Klapp, Phil Gilchrist, Emmett Skiles, Naomi Mendoza, and Jason Wedding. These folks are now eligible to lead work crews on wildfire mitigation projects here in CCME.

Yesterday was the first very successful chipping day of the season. Six CCME volunteers and eight Four Mile Fire personnel worked from 9 am to 1:30 pm. They went to 11 CCME properties and chipped 73 piles. A good start on eliminating ground fuel here in CCME! Lunch for the tired and hungry crew was served at my house, with assistance from Jan Roe.

We were delighted to have some new chipping crew volunteers participate, and we have two other CCME residents who have expressed interest in assisting with chipping in the future. Wildfire mitigation efforts in CCME are gaining momentum. More and more folks in CCME are willing to take action to protect our community from wildfire!

Reminder that 4 Mile will have roll-off dumpsters available on May 29th and 30th for district residents to deposit pine needles and pine cones. No slash, trash, or other materials will be accepted

Coming up here in CCME:

1. CCME Wildfire Mitigation Information Session Topics will include:
 - Wildfire risk in Teller County
 - Wildfire mitigation goal
 - How wildfires start
 - Wildfire behavior
 - Home hardening
 - Home ignition zones—how to eliminate combustible materials and vegetation near the house and reduce fire intensity
 - Ways the CCME Wildfire Mitigation Action Team can assist homeowners:
 - Wildfire Risk Home Assessments
 - Wildfire Mitigation Assistance
 - Firewood Exchange Program

This will be held here in the CCME Lodge meeting room on Saturday, June 6 from 10 am to noon. I will facilitate this session. Attendees will receive helpful guidebooks and handouts. Besides useful information, there will be snacks and door prizes!
2. Conducting a Facebook chat to inform residents of CCME about wildfire mitigation activities and volunteer opportunities.
3. Yard and property ground fuel cleanup event. The CCME Wildfire Mitigation ACTION Team will be sponsoring our own roll-off dumpsters here at CCME. We will accept not only pine needles and pine cones but also old stumps, logs, sticks and other materials that cannot be chipped. No construction materials or trash can be accepted.

Next Tuesday, Loren and I have a meeting at Four Mile Fire to finalize plans and dates for collaborative projects between Four Mile Fire and CCME. Our discussion will include:

1. Training for WMAT members to get certified to complete Wildfire Risk Home Assessments.
2. Constructing an enclosure behind Station 2 to store firewood for our Firewood Exchange Program.
3. Progress on a grant to increase the fuel break along Teller 1.

Respectfully submitted,
Suzanne Adams and Loren Gollhardt on behalf of the WMAT

FREE COUNTY-WIDE PINE NEEDLE & LEAF DISPOSAL

Help Reduce Wildfire Risk - Safely Dispose of Your Pine Needles!

Teller County, City of Woodland Park, Fire Departments, & APEX Waste partnered together and are offering FREE residential pine needle & leaf disposal at multiple locations in the county as part of our wildfire mitigation efforts.

Donations accepted at sites.

IMPORTANT REMINDERS:

- **First Come, First Served** - Once dumpsters are full, no additional ones may be available.
- **Pine Needles, Pinecones, and Leaves ONLY** - No branches or trash.
- **No After-Hours Dumping** - Please drop off during designated hours only.
- **Residential Use Only** - No commercial dumping or construction debris.



COLLECTION LOCATIONS & DATES:



Northeast Teller County Fire
1010 Evergreen Heights Dr,
Woodland Park
May 9-17 | 8 AM-5 PM



Four Mile Fire
8437 CR 11, Florissant
May 19-24 | 9 AM-4 PM



Florissant Fire
2606 Hwy 24, Florissant
May 20-23 | 8 AM-5 PM



Divide Fire
103 County Road 51, Divide
May 27-31 | 9 AM-4 PM



Mountain Communities Fire
869 Appleby Drive, Turkey Rock
June 5-6 | 9 AM-4 PM



Lake George Fire
8851 County Road 90, Lake George
June 5-7 | 9 AM-4 PM

For more info, contact your local participating fire dept.



Working together to create a safer, more fire-resilient community. Thank you to our Fire Departments and sponsors:



The fire mitigation committee is also looking for volunteers for **"Cut Days"**
We have four "Cut Days" scheduled:

- Thursday, May 7th- Canceled due to the snow
- Friday, May 29th
- Friday June 5th
- Thursday, June 25th

On each of these days we plan to remove dead or diseased trees from the right-of-way along the roads in CCME (approximately 15' on either side of the road). The particular trees are TBD. These projects are intended to be "bite size" in the sense that they will be planned to take only a few hours of work rather than being all day affairs. We will concentrate on a few (three or four) critical trees each time. The purpose of these projects is to prevent trees from falling during storms or wildfire and blocking emergency egress. We will be assisted by sawyers from 4 Mile Fire Protection District. 4 Mile sawyers will fell the trees. Our trained chainsaw volunteers will limb and buck (cut tree boles into logs). Our other volunteers will swamp (pile the slash) and stack/load logs. Firewood that is generated will be used for the CCME Firewood Exchange Program.

For each of these dates we need 1-2 of our certified CCME chainsaw operators to function as crew leaders and perform limbing and bucking. We also need 4-6 other volunteers for swamping and stacking.

CCME Wildfire Mitigation Information Session 1

Saturday, June 6

10 AM – Noon

The CCME Lodge

Door prizes & snacks will be provided

CCME Wildfire Mitigation Information Session 2 – Ready, Set, Go!

Saturday, July 25

10 AM – Noon

The CCME Lodge

Door prizes & snacks will be provided

Chipping Days

We have five Chipping Days events scheduled (each event is Friday and Saturday):

- May 8th and 9th – **Chipping completed on one day, May 8th**
- June 19th and 20th
- July 17th and 18th
- August 14th and 15th
- September 18th and 19th

We need 4-5 volunteers to sign up for each one of these dates. Our volunteers travel with the 4 Mile Fire crew and assist in feeding the slash piles into the chipper. Lunch is provided by CCME.

For all volunteers, safety gear (gloves, hard hat, eye, and ear protection, etc.) will be provided if you do not have your own. Please always wear work boots, long pants, and long sleeves.

Board approved Phil Gilchrist to do the IT for the Wildfire Mitigation Team

IX) Projects (Doug Randolph)- Update- Working on getting large maps and small maps for hikers to carry. Should be ready in the next 2 – 4 weeks.

Fitness stations, like a chin up bar, will be placed along the loop behind the CCME building

X) OLD BUSINESS- PRESIDENT- (Ed Seal) –

- **Mark Richwine volunteered to get community pricing of propane**
- **Recycle is a possibility as long as there is no additional cost for recycling**
- **BOD Election – 3 term limits; 3 existing members are willing to serve again**

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)-

XII) PUBLIC COMMENT (3 Minute Time Limit)

- **Russ – Yorktown Rd.**
 - **Trail Signs/markers are still in the works. Russ is willing to help Doug with the signs.**
 - **CCME Lodge sign status – will be displayed soon with solar lights above the peak of the portico. Thanks to Jason Wedding for making the sign at the cost of \$503.**

XIII) ADJOURN at 10:02 a.m.

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 06/13/2026, at 9:30 a.m.

Submitted on this day _____ of _____, 2026

By Lisa Smith, PT Office Assistant _____

Reviewed on this day _____ of _____, 2026

By Ed Seal, Board of Director President _____