

# **CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION**

## **Meeting Minutes**

**Saturday September 13, 2025, at 9:30 A.M.**

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

- A) ROLL CALL OF DIRECTORS- Erik 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)- All Present
- B) Quorum
- C) **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**
- D) Approval of August 9, 2025, Meeting Minutes (*Board vote required*)  
Ed Seal made motion to approve minutes  
Charlsie Eijlers- Seconded (All approved)

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

- A) Work Session for September 13, 2025- update  
Budget discussion- what is needed, what is wanted and what goes into savings. The board is working to try **not** to increase assessment.

### **III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**

- A) Approval of June Financial Statements – (*Board vote required*) Rachel Bilardi made motion to approve, Ed Seal seconded. (All approved)
- B) Approval of July Financial Statements- (*Board vote required*) Rachel Bilardi made motion to approve, Charlsie Eijlers seconded (All approved)
- C) Update on Audit- Contract signed for new auditor they will do both years 2023-2024
- D) Major Expenses- No new major expenses

### **IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**

Event Committee Updates-

- A) BYOB/Bingo is 09/26 and starts at 6:30-8:30
- B) Added to an extra chipping day is Sept 25, 26 & 27 (Thursday, Friday, Saturday) sign up at the office
- C) Create your own pizza party (after the board meeting) Free for adults and kid's games and prizes
- D) NEW SATURDAY OFFICE HOURS STARTING OCT 4 9AM-2PM**
- E) Transactions for Buy and Sell Homes/ Land
- F) Welcome to the Community

- V) **ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**  
 A) ACC Submissions

<b>ACC COMMITTEE</b>					
<b>ACC SUBMITTALS - Sept 2025</b>					
<u>APP DATE</u>	<u>FILING /LOT</u>	<u>APP/DND /PENDING</u>	<u>NAME</u>	<u>PROJECT</u>	<u>ADDRESS</u>
08/28/25	22-105A	Approved 8/30 by Erik	Bob Wooley	Re-roof	219 Andes Terr.
	10-053	Approved by Erik 9/13	Jim Gwynn	paint	85 E Mariposa Cir.

<b>VARIANCE REQUEST</b>					
<u>DATE</u>	<u>FILING /LOT</u>	<u>DENIED/APPROVED</u>	<u>NAME</u>	<u>VARIANCE REQUEST</u>	<u>ADDRESS</u>
<b>COMPLAINTS</b>					
<u>DATE</u>	<u>FILING /LOT</u>	<u>ADDRESS</u>	<u>COMPLAINT</u>	<u>CONTACTED</u>	<u>REVISITED</u>
8/12/2025	19.4-46	1564 Troy Dr.	Trash	<b>RESOLVED</b>	
8/23/2025	9-041	433 Bennett Dr.	Trash	<b>Resolved</b> 8/23/25	
8/21/2025	23-050	577 Crystal Dr.	lumber dumped on lot	<b>RESOLVED</b>	

B) Variance Requests (*Board vote required*)

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

- A) New  
 B) Updates

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

- A) New Projects- The club house is now called the Lodge and a New Wooded sign will be made  
 B) Future Projects  
     1) Update on Trash garage- still working with county to get approve  
 C) Maintenance Report- Getting estimate on replacement for the mirror in the gym- Currently getting bids. One bid is 1500  
     - We did upgrade the lights near the mailboxes- 2 new ones added  
 D) Security Issues- None

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

**Discussed chain saw class-** Board to get waiver from lawyer

XI) **OLD BUSINESS- PRESIDENT- (Ed Seal) – None**

**XII) NEW BUSINESS- PRESIDENT- (Ed Seal)-**

**Submitted by Diana Schaiberger**

The new open space trail has been walked several times now by members of the community and Jeff has walked it and marked it also, so he can mow it a few times a year. The only thing missing now is to mark the trail with a few signs ....at the beginning of the trail, one mid-way and one to mark the end of the trail. The trail starts at the open space picnic area off of Angas and the trail goes along the Barnard Creek seasonal stream in the meadow and below some beautiful rock out cropping's. It crosses over the road at Wellington continuing up along the seasonal stream to near the end of the common area along Angas. Some estimates on the cost of the signs could be \$150.00 - \$200.00 depending on the cost of the wood for the signs and if we have the metal stakes available to attach the signs. I may be able to get some free wood for the signs. I will get back to Ken on that soon. We basically need the signs to just identify the trail and to say:

Sign 1:

Barnard Creek Trail

Sign 2:

Midway: Barnard Creek Trail

Sign 3: End of Barnard Creek Trail

Diane to send proposal to the board with how many people would use the trail

-Board is concerned about the parking along Angas

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

**XV) ADJOURN**

**WORKSESSION AT 8:30 a.m.**

**NOTE: NEXT BOARD MEETING: 10/11/2025, at 9:30 a.m.**

Respectfully submitted this 8th day of Oct, 2025

Heather Walk Heather Walk, Office Manager.

Reviewed and approved this 8th day of Oct, 2025

Ed Seal by Ed Seal, Board President