

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Meeting Minutes
Saturday April 11, 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 is going on, all comments will happen during the Public Comment section
 - D) Approval of March 2026 Meeting Minutes- (***Board vote required***) **Charlsie made motion to approve, Rachel- approved- Board approved**
- II) BOARD OF DIRECTORS REPORT – PRESIDENT – (Ed Seal)**
- A) Work Session for April 11, 2026- update- Thank you to Rachel and Kenny for helping to get zoom up and running and installing new speakers
- III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**
- A) Approve of February financials (***Board vote required***) **Rachel made motion to approve, Ed Approved**
 - B) Major Expenses- **None**
- IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**
- Event Committee Updates-
- A) BYOB/Bingo April 18, 2026, from 600-830
 - B) Spring Craft Fair is April 25th 10am – 3pm Asking for Bake good donations to raise money for Cripple creek children (Six table left) Grilled Cheese food truck will be here
 - C) Transactions for Buy and Sell Homes/ Land- **see attached list**
 - D) Welcome to the Community – **see attached list**
- V) ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**
- A) ACC Submissions – Updates-**call County about trailer**
 - B) Variance Requests (***Board vote required***)
- VI) COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood)**
- A) New-None
 - B) Updates
- VII) GROUNDS & SECURITY REPORT – (Jeff Boone)**
- A) New Projects- **Waiting on allegro prints for final design**
 - B) Future Projects
 - 1) Update on Trash garage- **Pending Gutter then final inspection**
 - C) Maintenance Report- Update
 - D) Security Issues- None
- VIII) WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)-**
- A) Report by Suzanne

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, prepare and serve lunch for the volunteers
Next Newsletter is coming out. Looking into a place to deliver wood for chipping for owners.**

Update about 4 mile & water from Mtn. Mutual break. **The 2 tanks in CCME are being filled. This will cut down response time for putting out fires**

IX) Projects (Doug Randolph)- Update- looking into getting signs for trails

X) OLD BUSINESS- PRESIDENT- (Ed Seal) – Red cross class – for staff, board and fire mitigation. Then we will hold class for community.

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)- Please slow down save Bambi's money

XII) PUBLIC COMMENT (3 Minute Time Limit)- None

XIII) ADJOURN

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 05/9/2026, at 9:30 a.m.