

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION

VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS

MINUTES

Saturday January 11, 2025

I) CALL TO ORDER & RULES OF CONDUCT

A) Roll Call of Directors- All Present

The meeting was called to order at 9:32 AM

Welcome new BOD member Ed Seal as Vice President and Rachel Bilardi to step down and be the Treasurer

Board members present: Montrell Williams, Ed Seal, Charlsie Eijlers, Ken Blohowiak, and Rachel Bilardi

B) Quorum

C) Approval of December 2024 Meeting Minutes (**Board vote required**) Montrell made a motion to approve the December 2024 Meeting Minutes. The motion was seconded by Charlsie. **Motion passed unanimously.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

Work Session Report for January 11, 2025

- A) Discussed Fire in the Garage- Reach out to Insurance company and make signs and email blast to community about flammables.
- B) Look at current insurance plan
- C) Discussed cats (CC and Emeé) in the building. Montrell has an issue with cats and members allergies. Montrell was reassured by other members that cats stay primary down stairs and do not roam. If there are any complaints from members, cats will be reassessed.
- D) Discuss upcoming Newsletter with fire info, new signs for the trash, quarterly trash rules and fire wall for the new building for trash.
- E) Updating the rental agreement adding a host

III) FINANCIAL REPORT – PRESIDENT- Montrell Williams and board

- A) Approval of November Financial Statements - (**Board of vote required**)
Montrell made a motion to approve Charlsie 2nd **Motion passed unanimously**

IV) OPERATIONS & MEMBER SERVICES- SECRETARY- Charlsie Eijlers

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Rachel Bilardi

A) ACC Submissions – Updates

01/06/2025	19.2-012	Approved	Mohamed Ben-Masaud	New Driveway location	215 Rattler Ct
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B) Variance Requests (*Board vote required*)

-None

C) Complaints

11/12/2024	17-121	Junk in front yard	Warning ltr sent 12/9/2024, violator, RV removed from right of way, emailed violator list of r organizations that haul of junk cars on 12/20. Tried 2X to call to follow up on junk removal but was unsuccessful. Jeff re-visited the lot & junk still needs to be removed. Violator called update me on 1/8/25. Did you see the email I sent her to remove junk cars.	Should we send violators a second letter?
11/24/2024	14-009	Unapproved dome structure	Warning ltr sent 12/9/2024. Ken spoke with violator (1/3) & asked them to send us a ltr describing the plans for this dome structure. As of 1/8, no ltr received	Should Ken contact the violator & ask about the expected ltr? Possible phone (720)550-2449. No # on QB acct

Dec Transactions- 7 properties sold, 2 vacant, 3 homes

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

No Projects to report

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- A) Security door and window have been added to the kitchen
- B) The workshop downstairs is being updated and update kitchen
- C) Modifying trash garage, making larger, adding new cameras and smoke alarm

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

- A) Collections update- new contract w/altitude law 18th month to pay
- B) Technology Committee Update – none

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

- A) Assessments have gone out and are due by January 31
- B) No increase in this year’s assessments:
 - 1st lot Primary Assessment \$299.48
 - 2nd lot w/residence \$299.48
 - 2nd lot without residence \$99.53
- C) Various payment options
- D) Thank you to all the volunteers who helped with assessments
- E) We have new chairs and tables. All old tables and chairs taken by Carry at the Fat BBQ Shack

X) OLD BUSINESS-

Update on RV on vacant lot issues. Rachel did reach out to the lawyer and per the lawyer the RV is not in violation of the covenants or by laws. Suggest New policy and procedure to be written up to change this

XI) NEW BUSINESS- Since Ed Seal is now on the Board of Directors, he can no longer be on the Event committee

XII) PUBLIC COMMENT (3 Minute Time Limit)

Mark Richwine- 07/038 - Assessments the community should not be eating the fees. They should be charged to the person paying with the credit card- The board will discuss this further

Judy Anderson- 160/68A- An alternate solution to having cats would be Pest control on the inside. Regarding assessments credit card fees should be for the person paying by credit card- The board will discuss this further

Michelle Bledsoe- 192/006- will the rental contract include the kitchen? Yes, and any Air B&B who wants to rent the club house would pay a non-resident price

Paul Schaiberger- 22-103A – Are event tents allowed on owner’s property- No

Barb Blohowiak- 030-010- Are we allowed to call and advertise- Yes there is a budget for \$2000.00 advertising

Judy Anderson-160/68A - Host, Renters would be responsible for paying. Who would be responsible for tax information W9. – Office staff would be responsible for this

Dory Seal-016/10 - Finance Committee can help with W9. Host can fill out W9, there will be training for the Host

Barb Blohowiak- If renting for a couple hours or ½ day regardless of time frame it is still full price with a non- refundable hostess fee

XIII) ADJOURN

**Meeting was adjourned at 10:39am
Next meeting February 8, 2025, at 9:30am
Work session at 8:30**

Respectfully submitted this _____ day of _____,2024

Heather Walk, Office Manager 1/27/2025

Reviewed and approved this _____ day of _____,2024.

 by Montrell William, Board President

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