

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Meeting Minutes
Saturday June 13, 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)-**Proxy**, Charlsie Eijlers (Secretary), Jeff Boone (Grounds and Security)-**Proxy**
Doug Randolph (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 May 2026 Meeting Minutes- **(Erik made motion Charlsie 2nd approved by the board)**
- II) BOARD OF DIRECTORS REPORT – PRESIDENT – (Ed Seal)**
- A) Work Session for June 11, 2026- update- see below
- III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**
- A) Approve of May financials – **Charlsie Made motion Ed 2nd approved by the board**
 - B) Major Expenses- None
- IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**
- Event Committee Updates-
- A) BYOB/Bingo June 19, 2026, from 600-830
 - B) Paint and Sip June 13th 1-3pm sign up with the office. **\$10.00pp**
 - C) June 20th bagel making class (learn to make fresh bagels) 2-5pm **\$ 40.00pp**
 - D) Members’ annual Meeting is coming up on July 11. We will have a catered BBQ, games and live music sign up at the office, and bring chairs
 - E) **Poker tournament on the 2nd Thursday of each month will be added Phil Gilchrest is in charge.**
 - F) Lisa, our office assistant, will be retiring to travel more with her husband. She will be missed but we wish her the very best in her next adventure. Her last day will be July 11. Heather and Charlsie will work together to conduct interviews for a replacement. An advertisement and job description will be going out first to the community, then out to the public. (Any resident applying must be current on dues)
 - G) Transactions for Buy and Sell Homes/ Land
 - H) Welcome to the Community – **See attached form**
- V) ARCHITECTURAL CONTROL COMMITTEE- VICE PRESIDENT- (Erik Blood)**
- A) ACC Submissions – **See attached form**
 - B) Variance Requests **(Board vote required)-None**
- VI) COMPLAINTS REPORT- VICE PRESIDENT- (Erik Blood)**
- A) New-None
 - B) Updates
- VII) GROUNDS & SECURITY REPORT – (Jeff Boone)**
- A) New Projects- update on the back of the lodge- Started ordering supplies for the pavilion.**
 - B) New Lodge Sign is Done and ready to put up out front**

C) Future Projects

- 1) Update on Trash garage- approved by county, electricity has been installed, waiting for card readers and additional cameras to be put in place. (Waiting for quote from upworx)

D) Maintenance Report- Update

E) Security Issues- None

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

A) Report by Suzanne

Loren is looking to get a roll off and store in the back for old wood, stumps, pine needles and pinecones.

Chipping dates (Dates are subject to change)

Sign Up at the office

- 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

The fire mitigation committee is also looking for volunteers for **"Cut Days"**

We have four "Cut Days" scheduled:

- Thursday, June 25th

IX) Projects (Doug Randolph)- Update- We will be naming each trail, and maps are being worked on

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

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)- Recycling for the community. We will be getting 2 dumpsters, 1 for cans and bottles and 1 for cardboard. Bins can be purchased from the office. Pricing to TBD (**Will call Apex for pricing**)

XII) PUBLIC COMMENT (3 Minute Time Limit)

Loren- Asked if dimmers could be put on the lights in the lodge area

XIII) ADJOURN

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: Annual Meeting of the Members and Catered BBQ 07/11/2026, at 9:30 a.m.