

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Annual Meeting of Members Meeting Minutes
Saturday July 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 Randolph (Director at large for projects)
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager) and Lisa Smith & Derran Erby (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 June 2026 Meeting Minutes- ***(Eric Blood Made a motion, Charlsie Eijlers 2nd Board approved)***

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

- A) Work Session for June 11, 2026- update- Introduce Jeremy Sanders New Treasurer

III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)

- A) Approve of June financials ***(Board vote required) – Not done***
 - B) Major Expenses- None
 - C) 2025 Financial Audit is in progress.
- Rachel Bilardi officially steps down for the role of Treasurer and Jeremy officially takes over the role of Treasurer**

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) **Today is the BBQ- supplied by our very own Resident and new board member Jerney Sanders. We will have games and live music out back. Charlsie describes the games and how awards will be given.**
- B) **BYOB/Bingo July 17, 2026, from 600-830 bring a snack to share and your spirits**
- C) **Reminder that Poker is held 2 second Thursday of the month.**
- D) **Transactions for Buy and Sell Homes/ Land**
- E) **Welcome to the Community (see attached list)**
- 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 today. Welcome Derran Erb, our new office assistant. Darren and his wife Edyta live in CCME with their 2 dogs Moose and Nellie. Derran comes to use with an extensive background in marketing.**

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

- A) ACC Submissions – **See attached list**
- B) Variance Requests ***(Board vote required)***-There were no variances

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

- A) New-None **(None to report)**
- B) Updates

VII) GROUNDS & SECURITY REPORT – (Jeff Boone)

- A) New Projects- update on the back of the lodge- We will start construction on the pavilion on July 14,2026

- B) New Lodge Sign is Done and ready to put up out front- Because of the weight we are waiting for a Crain that will be used for the pavilion
- C) Future Projects
 - 1) Update on Trash garage- waiting for card readers and additional cameras to be put in place. - Card readers will be put in place on Wednesday July 15,2026 everyone must be in good standing and check their card to make sure they work. If you don't have a card stop by the office.
- D) Maintenance Report- Update
- E) Security Issues- None

VIII Projects (Doug Randolph)- Update- On Trails and maps

Name a "Common" CCME area and Win a Prize! Doug explained all the trails that he has mapped out and that CCME will hold a contest to name the trails.

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

- A) *Report by Loren Gollhardt*- New trailer will be out front for anyone who would be interested in checking it out.
- B) Firewood donation has started and is out back by the maintenance shed.

Chief Chris Hawkins from 4 mile - discussed current conditions of the mountains and the status of fire mitigation in the area. Still a lot to be done. Make sure your neighbors are doing their part. It doesn't help that you mitigate your property but properties around you need to be mitigated. Pine Beetles are becoming a problem and killing pine trees.

Chief Hawkins tells the community that they are looking to have the station near the water company have staff at about 4-8 people. Two very important apps to download are Watch duty and Peak alert. All property owners should drive around CCME and know different evacuation routes in case of an emergency.

Chris Manzerellie from Wild land mitigation discussed the Pine Beetles issues. There will be an info session in late Sept early Oct on how to help and keep them from spreading. He explained that the signs to look for the color of the pine needles are a red/brown that means the beetles have already gotten to that tree.

Chipping dates (Dates are subject to change)

Sign Up at the office

- 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

X) OLD BUSINESS- PRESIDENT- (Ed Seal) – We have the dumpsters for the Recycling, we are just waiting for door access to be installed, this should be done on Wednesday. A notice will be sent out to the community about pricing and when we will go live. Reminder Trash and Recycling will only be accessed with your card the garage door will not be open. There will be a door for trash and a door for recycling. There will be a drop-off box for recycling and one for the Trash. You still pay as you go or have an account set up. If you don't have key card one stop at the office 1st one is free, and the second is \$5.00. Please feel free to look in the garage at the set

up. All recycling will be 2.00 per full bin. Use the bin in the garage near the recycling dumpsters to determine how much you pay.

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)- Reading the list of Delinquent Assessments as of 7/9/2026. *(Ed Seal made motion to approve, Eric Blood 2nd board approved)- Recorded and read out after the meeting.*

Delinquent Assessment - 2026

Filing/lot	Filing/lot	Filing/lot	filing lot
1 01-011	31 09-037	61 17-051	91 22-038
2 01-040	32 09-041	62 17-067	92 22-052
3 01-041	33 09-043	63 17-119	93 22-054
4 03-036	34 10-005	64 17-120	94 22-067
5 03-050	35 10-018	65 17-131	95 22-078
6 03-076	36 10-019	66 18-015	96 22-114
7 04-010	37 10-022	67 18-016	97 22-141
8 04-012	38 10-029	68 18-019	98 23-008
9 04-020	39 10-034	69 19.1-005	99 23-012
10 04-021	40 11-004	70 19.1-007	100 23-013
11 05-001	41 11-006	71 19.1-012	101 23-030
12 05-022	42 11-007	72 19.1-014	102 23-032
13 05-031	43 11-016	73 19.1-017	103 23-075
14 05-050	44 11-023	74 19.1-039	104 23-104
15 05-060	45 11-034	75 19.2-042	105 23-106
16 05-065	46 13-007	76 19.2-044	106 23-111
17 06-001	47 14-004	77 19.2-048	107 23-112
18 06-003	48 14-010	78 19.2-049	108 23-120
19 06-021	49 14-015	79 19.3-008	109 23-127
20 06-039	50 14-017	80 19.3-035	110 23-129
21 06-046	51 14-026	81 19.3-038	111 23-131
22 06-047	52 14-029	82 19.4-002	112 23-145
23 06-082	53 14-034	83 19.4-018	113 23-163
24 07-014	54 14-064	84 19.4-024	114 23-170
25 07-055	55 16-011	85 19.4-030	115 23-183
26 07-064	56 16-030	86 19.4-045	116 23-187
27 07-069	57 17-002	87 19.4-047	117 23-195
28 08-007	58 17-023	88 20-006	118 23-197
29 08-013	59 17-043	89 20-023	119 23-211
30 09-034	60 17-050	90 22-023	

XII) PUBLIC COMMENT (3 Minute Time Limit)

Mark Richwine-07/038- Looked in the pricing for propane. There is no winter pricing yet because of the conflict in the middle east. Ferrall propane is the same price.

David Rabb- 05/55- We have more than 60 miles of roads and if there is dead wood on the roads, he doesn't know how the fire mitigation team will handle that. He states he doesn't understand why we have started the recycling program when stuff will just end up in the ocean.

Michelle Bledsoe-192-006-Ask that everyone stop at the table to get your evacuation packet. If there is not one for you. She will take your info and get one made. She also recommends you drive around and find several ways out of your development in case of an emergency. Fill out the emergency sheets and return to the office.

Alex Joe-22/143- Asks how long is the distance from the lodge to the maintenance shed where the firewood is? Approx 500-600-yards

Linda Gage-180/24A- Has concerns about vacated lots that are owned by property owners that don't mitigate anything. What can be done about this? Per chief Hawkins reach out and we will try to locate the owners and discuss resolutions on mitigation.

Judy Anderson-160/68A- Stated that Lilly's Park on Anges was named after a former board members daughter. The board at the time agreed to name it Lilly's Park.

III) ADJOURN

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 8/8/2026, at 9:30 a.m.

Respectfully submitted this 22 day of _____, July _____, 2026

Signed by:

Heather Walk

Heather Walk, Office Manager

7/22/2026

Reviewed and approved this _____ day of _____, 2026.

Ed Seal

by Ed Seal, Board President