

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
VIRTUAL and IN-PERSON ANNUAL MEETING OF MEMBERS
MINUTES

Saturday June 14, 2025

I) CALL TO ORDER & RULES OF CONDUCT

- A) The meeting was called to order at 9:31 AM
- B) Roll Call of Directors Board members present: Montrell Williams, Ed Seal, Ken Blohowiak, and Rachel Bilardi and Charlsie Eijlers
- C) Quorum
- D) Approval of May 10, 2025, Meeting Minutes (*Board vote required*) Montrell made a motion Ed Seal. 2nd. **Motion passed unanimously.**

II) BOARD OF DIRECTORS REPORT – PRESIDENT – Montrell Williams

Work Session Report for June 14, 2025

Discussed Vehicle insurance and building coverage and increasing the coverage for the building and audit cost

Discussed Transition from old board to new board members

Discussed the progress and getting permits for the cement work for the trash and changing building plans for trash

Discussed Financials and continuing to bring them from CPA to bookkeepers

Discussed adding Suzanne and Loren to the agenda for July to talk about fire mitigation

Discussed- Tcras being a speaker at the July meeting

III) FINANCIAL REPORT – Treasurer- Rachel Bilardi

- A) March Financial statements not approved need to further look at with Janet- CPA
- B) April, May Financial not ready for approval waiting for CPA corrections. (CPA need access to CDs to finish the process.
- C) Collection Updates: 2025 payments as of 6/7/2025: \$347,229 representing 1,299 properties. We have collected almost 89% of the dollars assessed
- D) Names will be read off at the July annual meeting. There is still time to pay, reach out to the office
- E) Audit for 2023 and 2024 financial is in the beginning stages we have an estimate for 7000.00 for both years.
- F) Finance Committee Update- NONE

IV) OPERATIONS & MEMBER SERVICES- Secretary- Charlsie Eijlers

- A) BYOB/Bingo is 06/20 and starts at 6:30-8
- B) Chippings 06/27 and 6/28 sign up with the office – volunteers are always needed
- C) There will be no chipping in August

V) ARCHITECTURAL CONTROL COMMITTEE – VICE PRESIDENT – Ed Seal

A) ACC Submissions – Updates

05/15/2025	21-003A	Approved by Ken	Noel & Denise Martin Culet	Dirt work (no sign needed)	2572 Yorktown Dr.
05/17/2025	10-016	Approved by Ken & Ed	Kenny Johnson	carport	93 Gold Crown Cir
05/31/2025	23-209	More Info	Doug Randolph	Fence	949 Troy Dr.
06/04/2025	06/027-029	More info	Tim Overton	Prel. Home plans	756 Golden Cycle Cir
06/04/2025	19.3-053A	Approved by Ken & Ed	Russ Shepardson	Re-Roofing	1483 Yorktown Dr.
06/09/2025	21-003	Approved	Denise/Noel Martin	Shed	2572 Yorktown Circle
06/09/2025	23-014	Approved	Larry Rauh	Re-Paint Home	521 Sunset Lane
06/07/2025	10-005	More info	Troy Hitt (Kent Taylor, owner)	Driveway & Shed (no home)	55 E. Mariposa Cir
06/08/2025	19.1-015A	App	Jeff Boone	Outbuilding/garage	738 Angas Dr

B) Variance Requests (*Board vote required*)

-None

C) Complaints

5/19/2025	11-028	623 Grey Eagle Dr	Paint, deck entrance, windows	Jeff to take pictures
-----------	--------	-------------------	-------------------------------	-----------------------

06/10/2025	02-008	300 Independence Rd	Construction Trash	Normal amount. Ed to contact owner
------------	--------	---------------------------	-----------------------	--

May Transactions- 16 properties sold 3 with homes, 13 vacant lots

VI) MAINTENANCE REPORT – PRESIDENT – Montrell Williams

No Projects to report

VII) COMMON GROUNDS & SECURITY REPORT – Ken Blohowiak

- 1) Update to Trash garage- The Rolloff dumpster has been removed due to cost. The 3 trash cans have been put in its place. Going back to pick up 3 days a week. The 3 trash cans will eventually have lids and locked after business hours. The architect is working on restructuring the trash garage instead of coming out towards the road it will be widening it.
- 2) Back yard beautification project- is continuing. The cement pad is done with a compass, and a saying life is a journey. Outside events are being worked on.
- 3) Pickleball/ tennis courts- are being worked on currently.

VIII) MEMBERSHIP & AMENITIES REPORT – PRESIDENT – Montrell Williams

Technology Committee Update – None

IX) COMMUNICATIONS – SECRETARY – Charlsie Eijlers

Annual Meeting is July 12, 2025, Lunch will be catered by Roy's BBQ. Owners are free guests will be \$25.00 per person. Please sign up at the office by July 8th

X) OLD BUSINESS- (Ken Blohowiak) There has been mention of doing a dog park. Currently, it is too expensive. In the back of the club house there is a path to walk with your dog. As for now, the dog park is off the table

XI) NEW BUSINESS-

XII) PUBLIC COMMENT (3 Minute Time Limit)

Cindy Cooper- 9/001- We have a fire hydrant near our property. Is it used

Louise Noble- GM for MMW- Respond to Cindy Cooper. It is not a working hydrant. It does not have a pump there is no water that will come from it. If there is an issue, 4-Mile fire brings its own water. Per Louise there are 2 30-gallon tanks that the water company offered 4-mile fire company to keep water in CCME for emergencies, but due to 4-mile employee change over nothing was ever decided. It would be a rough estimate. \$1000.00 per tank to outfit tanks for 4

mile to use. Tanks are spaced in CCME and would be a could source to use if there was an emergency. Replacement water would be at no cost. This has been documented with 4-mile fire company.

Ed Seal-VP has asked Louise to write a proposal and submit it to the board and the board will talk with 4-mile fire. These tanks would be limited to just CCME.

Ted Gembczynski-16/048 suggests having activities such as storytelling, comedy shows, local theater from schools, concerts, etc.

Alex Joe-22/143- Would like to thank the board for their service and recommend adding signs to the trash such as No dumping, Fines, county called for trash dumping.

Lisa Smith- 16-7 watch for your trees there is a tree disease that is spreading around causing branches to go bright red and the bark falling off.

XIII) ADJOURN

Meeting was adjourned at 10:37am

Next meeting July 12, at 9:30am

Work session at 8:30

Respectfully submitted this 11 day of August, 2024

Heather Walk, Office Manager

Reviewed and approved this 11 day of August, 2024.

Ed Seal by Ed Seal, Board President