

CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION
Meeting Minutes
Saturday February 14, 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)- **By Proxy** 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 December Meeting Minutes Rachel made motion to approve, Charlsie- 2nd motion -Board approved Approval of January Meeting Minutes- Charlsie made motion and Rachel 2nd- Board approved**

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

- A) Work Session for February 14, 2025- update

III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)

- A) Approve November Financials- **Board vote required** – Rachel made motion, Charlsie 2nd **Board approved December financials need to be reviewed waiting for January financials to come from the CPA**
- B) Update to Audit- Done waiting for the final approval and documentation
- C) Major Expenses- None
- D) Assessments have gone out! You can pay by credit card by requesting a link or pay by phone but there will be a 2.99% processing fee added to credit card payments. Pay by check or cash and no processing fee will be added March 1st will be the start of late fees and interest

IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)

Event Committee Updates-

- A) BYOB/Bingo Feb 20, 2026, from 600-830
- B) Paint and Sip Valentines theme \$10.00 pp, supplies provided, Saturday Feb 21,2026 3- done, all ages welcomed! Sign up at the office, this will be done by a video teacher
- C) April Craft Fair is coming soon
- D) Transactions for Buy and Sell Homes/ Land
- E) Welcome to the Community

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

- A) ACC Submissions - Updates
- 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- will be looking for quotes for back yard platform cover
- B) Future Projects
 - 1) Update on Trash garage- Garage door being delivered and will be installed
- C) Maintenance Report- Update
- D) Security Issues- None

VIII) WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)- None

IX) Projects (Doug Randolph)- Update- Mapped out trails and common area for hiking Yellow is common area, orange is suitable for walking

Will be looking into adding the map to the website, brochure, pictures on the website, guide signs not to go on properties, add dog stations.

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

XI) NEW BUSINESS- PRESIDENT- (Ed Seal)- Showed the sign that will be put on a bench that will go on the walking trail dedicated to our friend Karen Garcia

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

XIII) ADJOURN- 9:52Am

WORK SESSION AT 8:30 a.m.

NOTE: NEXT BOARD MEETING: 03/14/2026, at 9:30 a.m.