

**CRIPPLE CREEK MOUNTAIN ESTATES PROPERTY OWNERS' ASSOCIATION**

**Meeting Minutes**

**Saturday November 8, 2025, at 9:30 A.M.**

**I) CALL TO ORDER & RULES OF CONDUCT- PRESIDENT (ED SEAL)**

- A) ROLL CALL OF DIRECTORS- Erik Blood (VP), Rachal Bilardi (Treasurer), Charlsie Eijlers (Secretary), Ken Blohowiak (Grounds Director)  
ROLL CALL OF OFFICE STAFF- Heather Walk (Office Manager)- **out** and Lisa Smith (Office Assistant)
- B) Quorum
- C) **Reminder to everyone in attendance. The floor is only Open to comment if we are going to vote. If no voting is going on, all comments will happen during the Public Comment section**
- D) Approve of September and October Meeting Minutes-*(Board vote required)* **Approval of September 13, 2025- Charlsie Made Motion & Rachel 2<sup>nd</sup> September minutes approved, Meeting Minutes for October 11<sup>th</sup> - Ed made motion, Rachel 2<sup>nd</sup>- October meeting minutes approved**

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

- A) Work Session for November 8, 2025- update-  
-Discussed Budget

**III) FINANCIAL REPORT – TREASURE (Rachel Bilardi)**

- A) Approve August & September Financials *(Board vote required)*- **August- Charlsie-made motion Ed 2<sup>nd</sup>- Board approved, September Financials- Ed made motion, Charlsie 2<sup>nd</sup>, Board approved**
- B) Update on Audit- is being worked on
- C) Major Expenses-None
- D) Budget update- **Board voted and approve. Will send out ballots in 1-2 weeks**

**IV) SECRETARIES REPORT – SECRETARY- (Charlsie Eijlers)**

Event Committee Updates-

- A) Fairy Jar Craft – Nov 15 1-3pm \$10 per person
- B) BYOB/Bingo November 21, 2025, from 630-830 (plus A turkey give away) cost is one unexpired food item per ticket
- C) Lodge decorating party Saturday November 29 -11am till done BYOB
- D) November is the Food Drive Please bring NON-EXPIRED, nonperishable items to the office.
- E) Invitation to the Holiday Party will be sent with the Budget and Ballot (keep an eye out)

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

# ACC COMMITTEE

## ACC SUBMITTALS - NOV 2025

| <u>APP DATE</u> | <u>FILING /LOT</u> | <u>APP/DND /PENDING</u>                                  | <u>NAME</u>       | <u>PROJECT</u> | <u>ADDRESS</u>    |
|-----------------|--------------------|--|-------------------|----------------|-------------------|
| 10/15/25        | 19.2-003           | Pending- mailbox fee, permit, exterior colors, ACC plans | Kim Ellis         | New home       | 69 Yorktown Rd.   |
| 10/17/25        | 03-010             | Approved by Erik   | Lisa & Marvin Fox | Fence          | 129 Isabella Cir. |
| 11/06/25        | 19.3-013           | Approved   | Tamara Alexander  | Roof           | 1810 Yorktown Rd. |
|                 |                    |  |                   |                |                   |

## VARIANCE REQUEST

| <u>DATE</u> | <u>FILING /LOT</u> | <u>NAME</u> | <u>ADDRESS</u> | <u>VARIANCE REQUEST</u> | <u>DENIED/APPROVED</u> |
|-------------|--------------------|-------------|----------------|-------------------------|------------------------|
|             |                    |             |                |                         |                        |

## COMPLAINTS

| <u>DATE</u> | <u>FILING /LOT</u> | <u>Address</u>  | <u>COMPLAINT</u>  | <u>NOTES</u>                           | <u>CONTACTED</u>                               |
|-------------|--------------------|---|---|--|--|
| 10/11/2025  | 17-121             | 64 Grey Eagle Dr.   | operating auto repair business                            | Send letter                            |  |
| 10/22/2025  | 17-036             | 710 May Queen Dr.   | shed  | Send letter to complainant             |  |
| 11/3/2025   | 05-067             | 46 Hobo Ct.   | bright exterior lights                                    | Sent letters to complainant & violator | Lisa spoke with the owner about the complaint. |
| 11/3/2025   | 16-052             | 317 May Queen Dr.   | Trash (2X in a month's time), junk & debris next to house | Sent letter to owner & renter          |  |
|             |                    | Oct. properties sold - 6<br>3 - vacant lots<br>3 - with homes |   |  |  |

**Welcome**  
**New owners**

Marvin & Lisa Fox  
 Rhonda Martinez  
 Philip & Kelsie  
 Johnson  
 Darren & Eleanor  
 Edmonds  
 Timothy & Daniel  
 Fry

## VII) GROUNDS & SECURITY REPORT – President (Ed Seal)

- A) New Projects- Working on getting bids for the kitchen floor
- B) Future Projects
  - 1) Update on Trash garage- garage is large so a wall will divide the garage for storage and dumpsters

- C) Maintenance Report- Mirror in gym has been replaced
- D) Security Issues- None

**X) WILDFIRE MITIGATION REPORT- (Suzanne Adams and Loren Gollhardt)**

New name – Wildfire Mitigation Action Team

Volunteer chipping appreciation dinner tonight, 11/8

Thank the Board for supplying money for gear (chainsaws, hard hats...)

2026 NEW project – Neighbors helping Neighbors

Need volunteers to work 1 – 2 days next summer to assist disabled and financially strapped owners with mitigation their properties. See the next Mitigation newsletter for mor information. Qualifications forms will be available at the office. First come first served of qualified applicants.

**XI) OLD BUSINESS- PRESIDENT- (Ed Seal) -** Follow up topic to get the board what they asked for which is a proposal for the signs for the trail. “Trail signs for the common area walking trail that starts at the picnic area off of Anges”. Presented by Diana Schaiberger

**XII) NEW BUSINESS- PRESIDENT- (Ed Seal)-** *Complaints about speeding on our roads and the roughness of the road. If we have bumpy roads, drivers most likely will drive slower!*

**XIII) PUBLIC COMMENT (3 Minute Time Limit)**

Michele B – Providing packets with the following items:

Hang tags for evacuation

Map for the owner’s area - it is the owners’ job to drive the area to find their best exit options to get to the mail roads.

Questionnaire – do you have pets, are you disabled, do you have a propane tank, do you have any special needs, emergency contact information.

Neighbors helping Neighbors form

How to sign up for public services like Peak Alert.

**XIV) ADJOURN- at 10:15am**

**WORK SESSION AT 8:30 a.m.**

**NOTE: NEXT BOARD MEETING: 12/13/2025, at 9:30 a.m.**

Respectfully submitted this 8 day of December, 2025

Heather Walk Heather Walk, Office Manager.

Reviewed and approved this 12/8/2025 day of December, 2025

Ed Seal by Ed Seal, Board President  
Signed by: DFB2FEDFA1EF4A0...