

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 2nd September minutes approved, Meeting Minutes for October 11th - Ed made motion, Rachel 2nd- 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 2nd- Board approved, September Financials- Ed made motion, Charlsie 2nd, 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

APP DATE	FILING /LOT	APP/DND /PENDING	NAME	PROJECT	ADDRESS
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

DATE	FILING /LOT	NAME	ADDRESS	VARIANCE REQUEST	DENIED/APPROVED

COMPLAINTS

DATE	FILING /LOT	Address	COMPLAINT	NOTES	CONTACTED
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
3 - vacant lots
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 M. Walk Heather Walk, Office Manager.

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

Ed Seal by Ed Seal, Board President