

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Wednesday, May 20, 2020

Call to Order – The Board of Directors held their regular meeting on Wednesday, May 20, 2020, at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 6:05 p.m. by Bill Maddox.

The agenda was approved with the addition of a discussion of a prowler in the neighborhood.

Approval of Minutes – Minutes from the previous meeting of December 10 - December 12, 2019 via email were approved.

Present – Bill Maddox, Sandy Manzanares, Ken Otto, Codi Lott, and Julie Disher.

UNFINISHED BUSINESS:

Status of CC&R amendment: The Board received the results of the vote to amend the Covenants, Conditions and Restrictions, Article IV, Section 6.5 Short Term Rentals Prohibited. Renting of property for a period of less than six (6) months (182 days) shall not be permitted. The official vote recorded by legal counsel was for approval.

45 members (78%) voting yes
8 members (14%) voting no and
5 members (9%) did not vote

The new CC&Rs have now been signed, recorded with the County, and reformatted into one document. When reviewing the document, note that the official name is now recorded as Columbine East Homeowners' Association, Inc. This is different than the original CC&Rs and the 1st Amendment to the CC&Rs which were for the entity, Columbine East, LLC. The Columbine East LLC entity has been dissolved and replaced by the Columbine East Homeowners' Association, Inc.

Attorney Costs: A bill for attorney costs to complete this change was paid in the amount of \$3,706.55. Current financial status of the HOA is approximately \$17,800.

Communication of CC&R amendment to owners: A copy of the new CC&Rs will be mailed to all homeowners along with the letter announcing the annual meeting. That mailing will also include a copy of the Annual Proposed Budget for 2021, and a copy of the most current Directory. It was also requested that the letter include a reminder to follow the posted speed limit, as there are children and pedestrians in the neighborhood. This letter will be mailed no later than July 15, 2020.

NEW BUSINESS:

Prowler reported nearby: The Board received notice about suspicious activity taking place in the Columbine Pointe Subdivision. A prowler was recorded on video and although no thefts have been reported, homeowners will be reminded to take precautions such as locking doors and garages and being mindful of open windows.

Action: This message will be posted at the mailboxes.

Proposed Budget: The proposed budget for 2021 was presented. Irrigation maintenance was discussed noting the need to replace the hydroscreen at a cost expected to be approximately \$3,000. Bill will update the Proposed Budget for 2021 with that amount. It was expected that the irrigation system drainage pit on the Disher property will need to be excavated either this year or in 2021 which is estimated to be approximately \$5000. No increase in fees is required to cover this anticipated expense.

Action: The Board approved the adoption of the Proposed Budget for 2021 with the change to irrigation maintenance. The budget will be presented at the Annual Meeting and distributed with the Annual Meeting notice. Unless a majority of homeowners veto this proposed budget at the Annual Meeting, it will be adopted.

Distribution of Minutes via email: The Board discussed distributing minutes by email or whether to develop a web page to post HOA information.

Action: Bill will investigate the cost to design, implement, host, and maintain a web site for the HOA. Otherwise an email distribution list may be developed in addition to posting minutes at the mailbox.

Annual Picnic/Meeting planning: The Board discussed the timing of the Annual Meeting considering the current State recommendations on limiting gatherings of 10 or more due to the potential transmission of the Covid-19 virus. It was decided that a meeting will be scheduled in the park on the proposed August 15 date, but no picnic will take place. If Colorado guidelines to restrict gatherings is still in place, the Annual Meeting may be cancelled or postponed.

Action: Sandy will create the letter to homeowners (with a reminder to follow the posted speed when driving in the neighborhood) and include a copy of the revised CC&Rs, the proposed budget and the homeowner Directory. The letter will be mailed to homeowners by July 15.

CC&R Compliance Complaint: The Board discussed a recent complaint from a homeowner that a business is operating at a property in the subdivision that is in violation of the CC&Rs. A letter was sent to the homeowner with a request to respond to specific concerns raised. This response was reviewed and discussed at length.

Action: Letters will be sent to both the homeowner and the complainant describing the Boards position on this matter.

There being no further business the meeting was adjourned at 8:40 p.m.