

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Tuesday, September 14, 2020

Call to Order – The Board of Directors held their regular meeting on Tuesday, September 14, 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 date for irrigation water shut off.

Approval of Minutes – Minutes from the Annual Meeting of August 15, 2020 were approved via email.

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

Financial Status: There is a balance of \$16,219.28 in the HOA account. Bill also circulated a thank you note from Ken and Connie Stafford thanking all for the time devoted to serving on the Board.

UNFINISHED BUSINESS:

Status of the UVWUA Agreement and Irrigation Report: Wade Manzanares has volunteered to lead the irrigation committee for next year. Irrigation shut off date will be posted once determined.

Bill presented a document he created outlining the history of the formation of the subdivision's business name and has attached the document to the public record for the dissolving of the Columbine East Irrigation Company, LLC. He and Sandy worked with legal counsel to finalize the name Columbine East Homeowners Association, Inc., a non-profit organization, with the agreement between the UVWUA and the Columbine East subdivision.

NEW BUSINESS:

Concern over losing Board members: Bill and Sandy will be stepping down from their positions during the next year. It is hoped that transition to a new President and Secretary/Treasurer will be easier if we solicit interest now to encourage others who may have interest to begin attending Board meetings to better understand how the Board operates and the responsibilities of these two positions. Current Board members were not interested in taking over either position.

Action: Board members will seek out interested candidates.

Proposed templates for outbuilding and fence approval: Bill developed checklists to help Homeowners understand what is required information for requests submitted for outbuilding and fence approval. This information will be used to assist the Architecture Review Board in determining if the proposed outbuilding or fence is compliant with the Covenants, Conditions and Restrictions for the subdivision. All were in favor of the use of these checklists. It was suggested that Peak Height be added to the Outbuilding Approval Checklist and a minor change was made to the Fence Approval Checklist.

Action: The new forms were approved. When requests are received for approval of outbuilding and/or fence construction, these documents will be sent to the homeowner if adequate information is not received with the request.

Webpage Development: Bill and Ken researched the set-up, cost, and maintenance of hosting an HOA website. Several options were discussed, and it was decided to work with IZOOX to get a bid for a yearly fee (thought to be around \$125). Ken and Bill will finalize the fee and set up the website. Ken will maintain the website and train at least two board members on how to upload or change information as needed. Otter Pond’s website was cited as one example to review.

Action: The Board voted unanimously to move forward with this project.

Election of Officers: As required by the Bylaws, election of officers took place.

Bill Maddox, President (vote was unanimous)

Sandy Manzanares, Secretary/Treasurer (vote was unanimous)

Terms were reviewed for the record:

Board Member	Term Expiration Date
Julie Disher	2021
Sandy Manzanares	2022
Ken Otto	2022
Codi Lott	2023
Bill Maddox	2023

Bill also noted that an updated Reserve Study will be due in May, 2021. This will be accomplished at the next meeting.

Prowler reported nearby: The Board received notice about suspicious activity taking place in backyards of residents on Primrose Ct. Homeowners are 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.

There being no further business the meeting was adjourned at 8:10 p.m.