

Minutes of the Annual Meeting of
Columbine East Homeowners Association, Inc.
Saturday, August 15, 2020

Call to Order – The Annual meeting of the Columbine East Homeowners Association was held on Saturday, August 15, 2020 at 6:00 p.m. in the subdivision park. The meeting was called to order at 6:05 p.m. by Bill Maddox.

Homeowners Present:

Steve and Amy Bush	Jerry and Pat Gawlinksi	Jerry and Bobbie Waggoner
Barb and Ron Cencich	Ed and Leanna Spadafora	Steve and Renae Yelton
Lyle and Jo Clugg	Mike Bernhardt	Ken and Connie Stafford
Julie Disher	Bill and Diana Maddox	Ken Otto
Don and Diana Doty	Wade and Sandy Manzanares	Barbara Cople

Bill read the proposed agenda. He introduced and thanked the current Board members present noting their years of service: Sandy Manzanares (10 years), Julie Disher (7 years), and Ken Otto (1 year). Absent was Codi Lott (3 years' service). Bill has also been on the Board for 7 years. He noted that there are two open positions. His term and Codi Lott's term expires this year.

Financial Report: Sandy reported that the balance in the HOA account is \$16,469.28. This balance includes the most recent legal fees of \$4,722.55 for amending the Covenants, Conditions and Restrictions (CC&Rs). Sandy reported that the bill paid ensured that these documents are legally correct, as well as managing the materials used to complete the vote on the amendment, ensure the process was done correctly, and mailing and printing expenses related to the vote and the production of the new CC&Rs.

Irrigation Status: Wade reported that he will be taking over the irrigation team scheduling as Steve Johnson will be moving. He thanked Steve and Ken Otto for their extra work on system maintenance and all the members of the irrigation team for ensuring the system is maintained throughout the summer. He reported that the system has been running well and they will be replacing the trash rake and flushing the laterals every other week to improve operation of the system.

Status of CC&R Amendment: Bill reported that the HOA is compliant with all state laws, registered with the state, file income tax, and have the insurance necessary to protect the association. Bill reported that the vote for the recent amendment received 78% approval (45 'yes' votes) but that the State requires only 66-2/3% for approval (there were 8 'no' votes and 5 homeowners did not return a ballot). Bill noted that the filing of the new CC&Rs raised a new issue related to the name which was originally Columbine East LLC (when formed in 1991), then changed to Columbine East Irrigation Company (in 2001). The subdivision was still recognized by the Uncompahgre Valley Water Users Association as the Columbine East Irrigation Company, which will be dissolved and now recognized as the Columbine East Homeowners' Association, Inc. a Colorado non-profit corporation.

Bill discussed the enforcement of covenants, noting that this Board will act on issues as identified to carry out compliance as outlined in the CC&Rs and reminded homeowners that alterations such as fencing or out-buildings will need approval by the Architectural Review Committee (the acting HOA Board).

2021 Proposed Budget: The proposed 2021 Budget mailed to each homeowner was approved.

2021 Annual Meeting/Picnic: The date for the 2021 Annual Meeting was set for Saturday, August 14.

2021 Yard Sale: Saturday, May 15, 2021

Election of Board Members:

Codi Lott was nominated to continue on the HOA Board. Codi was unanimously elected to the Board of Directors for another 3-year term.

Bill Maddox was nominated to continue on the HOA Board. Bill accepted this nomination but noted that he will likely not serve his full term and the current Board will be replacing him at some point. Bill was unanimously elected to the Board of Directors for a 3-year term.

Bill noted that in 2014 the HOA used a management company to oversee the responsibilities of the HOA at a cost of \$3,600/year and noted that the HOA has been saved over \$15,000 by continuing to operate with volunteer Board members.

Website: Bill raised the question of whether to host a website for the HOA, noting that the cost to build and maintain the website may be about \$150/year. Many were in favor of this idea, noting that it could be used to host HOA documents (allowing for access to real estate agents as needed for new listings) and sharing meeting information. The possibility of a Facebook page was also suggested which could then be shared with those in the neighborhood.

A show of hands indicated all were in favor of pursuing a website for on-line access of documents, but it was also requested that meeting minutes continue to be posted at the neighborhood bulletin board.

Ken Otto thanked all those who participate in the irrigation maintenance team. Water volume was cut to 80% but he reported that the HOA has not been affected by this shortage. He and Wade will be working on drain maintenance and was unsure of how much work will be needed to prepare the pipe for winter. Ed Spadafora offered to talk with the City's water superintendent to see if the City may be a resource.

All were reminded about the 20 MPH speed limit and to watch for walkers and bikers on the path, especially at the entrance. It was noted that the size of the subdivision sign limits the view and extra caution should be taken when driving out of the subdivision.

Bill gave a short overview of the CC&R Amendment, noting that the new section on Short Term Rentals Prohibited, outlines the definition of a short-term rental for a period less than six months or 182 days. The rental must be formalized in a written lease and cannot be sub-leased. The Board will weigh in only if an issue is identified. Sandy noted that there were three properties sold in the last month and she has been advising realtors to read the CC&Rs to ensure buyers are aware that short term rentals are not allowed.

There being no further business the meeting was adjourned at 6:35 p.m.