

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Tuesday, June 1, 2021

Call to Order – The Board of Directors held their regular meeting on Tuesday, June 1, 2021 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 6:10 p.m. by Bill Maddox.

The agenda was approved with the addition of a discussion concerning weeds.

Present – Bill Maddox, Sandy Manzanares, Ken Otto, Codi Lott, and Julie Disher
Guests: Nancy Foote and Walt Fulton

Financial Status – The current balance in the HOA account is \$14,686.21.

New Business

Proposed Budget: Bill presented a draft of the 2022 proposed budget. The proposed budget assumes the Board will continue to find volunteers to fill HOA Board positions. If the HOA Board is unable to fill positions, fees to hire a management firm are estimated to be as much as \$4,200/year. This would require the HOA to double the annual dues. The Board will continue to solicit volunteers to serve on the Board.

Action: The Board approved the adoption of the proposed budget for 2022. The proposed budget will be presented at the Annual Meeting and distributed with the Annual Meeting notice. The proposed budget will become the approved budget at the annual meeting unless vetoed by a majority of the HOA members.

Review draft Reserve Fund Study – Bill presented a draft of the Reserve Fund Study required to be updated every 2 years. The major common areas associated with the HOA are the irrigation system and the sign at the entrance to the subdivision. The study states the irrigation trash removal system has an expected 10-year life (which was just replaced in 2021), the irrigation dry pit in front of 2801 Primrose Ct. has an expected 10-year life (which is planned for completion in 2022) and the stone sign has an expected 50-year life. The stone sign was installed in 2014. The Reserve Fund Study was approved by the Board and will be posted on the HOA website and discussed at the Annual Meeting.

Planning for annual members meeting/picnic – The Board discussed the scheduled date for the Annual Meeting. Due to several HOA Board member absences on the proposed date of August 14, the date of the meeting was changed to Saturday, August 7 at 4:30 p.m. Sandy will communicate this change in the Annual Meeting notice. Bill will change the date on the HOA website.

Board members were asked to bring a dessert. Sandy will prepare the pulled pork and purchase rolls and let the Board know what is needed to help with set up. HOA members will be asked to bring a salad or side dish to share. Set up will begin at 2:00 p.m. with dinner/meeting to start at 4:30 p.m.

Action: Sandy will prepare a notice about the annual meeting/picnic for mailing to all members. This notice will include the proposed budget for 2022 and will be mailed in time to provide 30 days for members to review the budget. Sandy will also include a copy of the checklist for homeowners to use when requesting fence and outbuilding approval.

Discuss privacy fence guidelines – The Board reviewed Article 4, Section 11 of the Covenants, Conditions and Restrictions (CC&Rs) regarding fences. Fences shall not exceed 4-feet in height, except 6-foot height fences may be used for the purpose of screening stored items of personal property. The Board interprets this Section to be supportive of an open landscape concept for the neighborhood and will continue to use their best judgment in approving requests, especially for 6-foot fences that may be used to screen personal property.

Website feedback – Bill reported that the HOA Website is up and running at www.columbineeasthoa.com. The site fee has been paid for three years and will require only renewal of the web address license (domain name and information security) yearly. It was hoped that members will begin using the site to communicate with Board representatives, access HOA reference materials and review meeting minutes. Realtors will also be directed to the site for needed documentation related to the subdivision.

It was suggested that Sandy include information about the website in the letter to HOA members.

6700 Road Extension – Ken was made aware that the City of Montrose is discussing plans to complete the 6700 Rd. extension that would border the east side of the subdivision. He will update the Board as more information is known.

Codi brought to the attention of the Board a recent complaint about weeds. She will be reaching out to the homeowner with an offer of assistance. The Board also discussed several theft attempts and all are encouraged to store and lock personal property.

Member Open Forum – Walt suggested that the Board consider hosting the meeting via zoom in order to increase interest in the Board's activities. This will be taken into consideration.

There being no further business the meeting was adjourned at 7:15 p.m.