

Minutes of the Board of Directors Meeting of  
Columbine East Homeowners Association, Inc.  
Monday, July 12, 2021

**Call to Order** – The Board of Directors held a special meeting on Monday, July 12, 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 of the 6700 Rd. extension project.

**Present** – Bill Maddox, Sandy Manzanares, Ken Otto, Codi Lott, and Julie Disher  
Guest: Mike Bernhardt

**New Business**

**Disposition fence request from 916 Laurel Lane** – A request for fence approval was received from this homeowner which included a description and photos.

**Action:** The Board approved the request as submitted.

**Potential CC&R violation:** The Board was made aware of a potential violation of the CC&Rs related to Article 4, Section 2 and 3. Garages and Accessory Buildings and Approval. No request for approval of an outbuilding or other structure was received by the HOA Board. In order to assess the report, photos of the structure were circulated. The Board held a lengthy discussion about what constitutes an outbuilding including a definition of outbuilding as it was felt to apply to the CC&Rs.

After a lengthy discussion the Board agreed that the outbuilding must be removed and any future structure would require approval from the HOA Board (noting that only one structure per lot is permitted).

**Action:** Bill will draft a letter to the Homeowner outlining the violation with a request for removal.

**6700 Road extension updated** – Ken reported that the City of Montrose is moving forward with their plan for the extension of 6700 Rd. on the East side of the subdivision. Property marking stakes are in and surveying is underway. Ken plans to attend City Council meetings (and encouraged others to do so) to request that noise buffering for current homeowners is considered. He noted that road construction will also impact the irrigation system and he has been assured that the City will replace the current system to meet it's current condition and make improvements to the best of their ability. He remained concerned about the impact of increased traffic. Ken will continue to keep the Board informed and will update the homeowners at the Annual Meeting.

**Action:** Bill will add this as an agenda item for the Annual Meeting.

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