

Minutes of the Annual Meeting of
Columbine East Homeowners Association, Inc.
Saturday, August 7, 2021

Call to Order – The Annual picnic and meeting of the Columbine East Homeowners Association was held on Saturday, August 7, 2021 at 4:30 p.m. in the subdivision park. The meeting was called to order at 5:30 p.m. by Bill Maddox.

Homeowners Present:

Steve and Amy Bush
Dave and Julie Byrne
Don and Sandra Center
Lyle and Jo Clugg
Lana Culver
Bart and Julie Disher
Don and Diana Doty
Dave and Julie Foran
Jerry and Pat Gawlinksi
Sharon Huffman
Isaiah & Judy Knott

Paul and Nancy Lambeth
Ben and Codi Lott
Bill and Diana Maddox
Wade and Sandy Manzanares
Ed and Leanna Spadafora
Ken and Connie Stafford
Ken and Vickie Otto
Laura and Harlan Smid
Jerry and Bobbie Waggoner
Debbie Waterman

Bill noted the great turnout for the picnic and annual meeting with 21/58 lot owners represented. He reviewed the proposed agenda. No additional items were added. He introduced and thanked the current Board members noting their years of service: Sandy Manzanares, Secretary/Treasurer (11 years), Julie Disher (8 years), and Ken Otto (2 years), Codi Lott (4 years). Bill has also been on the Board for 7 years. He noted that there is one open position. Julie's term expires this year. He and Sandy are also planning to retire from the Board next year and are seeking interested homeowners to join the Board. He also thanked all previous board members for their service.

Financial Report: Sandy reported that the balance in the HOA account is \$14,879.38. This balance includes the most recent fees of \$3,035 for replacing the new trash rake for the irrigation system and \$225 for picnic food and supplies.

Irrigation Status: Wade reported that the replacement of the trash rake screen and excellent maintenance by the irrigation committee have contributed to the overall clean water going through the system. He thanked the 14 members of the Irrigation system for ensuring the system is maintained throughout the summer. He, Wade, will be picking up Rod Cencich's September assignment since Rod Cencich will be moving this fall. He noted that if the planned 6700 road expansion goes through the existing system will get replaced. Wade was thanked for his leadership and oversight in maintaining this important HOA asset.

Old Business:

Bill reported that the HOA is in compliance with State Regulations, noting that documents including the Articles of Incorporation, CC&Rs, Bylaws and Policies are posted on the HOA's new website, www.columbineeasthoa.com. Bill reminded homeowners to seek approval by the Architectural Review Committee, currently made up of the acting HOA Board, to ensure compliance with requirements for review of fencing or out-buildings.

2022 Proposed Budget: The proposed 2022 Budget mailed to each homeowner was approved. Bill mentioned that the \$5,000 budgeted to replace the rock bed for the irrigation system on the property at 2801 Primrose Ct. was not needed in 2021 and is now carried over in the 2022 budget. The move of the valve further up on the lateral has led to less debris in this part of the system and we are now coming up on 10 years for maintenance that was thought to be needed every 5-6 years. Bill thanked Bart for this improvement.

2022 Annual Meeting/Picnic: The date for the 2022 Annual Meeting was set for Saturday, August 6, 2022.

2022 Yard Sale: There is no HOA yard sale planned for 2022.

Election of Board Members:

Julie Disher was nominated to continue on the HOA Board. No other nominations were received. Julie was elected by a vote of those present to the HOA Board for another 3-year term. Bill reported that he and Sandy are both planning to resign from the Board next year and encouraged homeowners to become involved. If no volunteers take over their positions, the HOA will need to consider hiring a management company, which will likely cost about \$350/month or \$4,200/year. This does not eliminate the need for an HOA Board to review and manage issues that arise through the year. The management company would function as the treasurer and make sure dues are current and bills are paid, which is currently Sandy's role as Secretary/Treasurer. The Board can operate with a minimum of 3 members and no more than 5, which he feels is best for discussion items. All were encouraged to consider volunteering.

Website: Bill reported that the website will be kept current with Board meeting minutes for the past three years as is legally required. He will continue to post paper copies of current meeting minutes on the Bulletin Board by the mailbox.

Other Business: Ken gave an overview of the 6700 Rd. expansion which is in the preliminary stages of construction. The property at the northeast end of the subdivision was staked for aerial survey and there is a plan to finalize the road design by 2022, acquire the property needed for the road extension, and begin construction sometime in 2023. The extension is planned to allow for increased traffic from 6800 Rd. It is also expected that the planned roundabout at the intersection of E. Miami will cause the city to replace the existing irrigation system. City management has indicated that the system will be replaced as good or better than existing. Ken's concern is for mitigation for noise impact and beautification for existing homeowners. A meeting will be set up with City Council members and the City Manager to discuss options and plans. Ken will host the meeting and notify HOA members when arranged.

Steve Bush noted that in previous discussions, the HOA Board was supportive of allowing for privacy fences along the border of the new road to reduce the noise impact on the subdivision. Ken noted that this current Board was also in favor of this type of waiver and to work with the City Council on funding. It was also noted that construction will need to be timed to reduce any disruption of irrigation services to the homeowners. Ken will continue to update the homeowners as more information is known.

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