

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Tuesday, September 7, 2021

Call to Order – The Board of Directors held a special meeting on Tuesday, September 7, 2021 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 6:00 p.m. by Bill Maddox.

The purpose of the meeting was to review and respond to unfinished business.

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

Unfinished Business: The Board discussed the recent meeting with legal counsel regarding what the Board views as a CC&R outbuilding compliance violation. The violation is the construction of a 2nd outbuilding. Legal counsel assisted the Board with an interpretation of the definition of an “outbuilding” as referred to in HOA CC&Rs. The Board also discussed a recent meeting with the homeowner and two Board members regarding the violation and the homeowner’s proposal to keep the 2nd outbuilding by modifying the CC&Rs.

After a lengthy discussion of both meetings and a review of the CC&Rs, the board discussed next steps with regard to the violation in question. A vote was taken by the Board whether to proceed with enforcing the CC&Rs as interpreted and to follow current policies to enforce this section of the CC&Rs.

Action: The Board voted in favor to enforce Article 4 Restrictions related to Section 2: Architectural Control and Section 3: Garages and Accessory Buildings and follow the associated policy on enforcement. One Board member requested recusal due to a conflict of interest. A letter will be sent to the homeowner to remove the 2nd outbuilding.

The Board also discussed a concern raised by a homeowner about parking on the street. Parking on the street across from another owner’s driveway can be a safety issue.

Action: The Board voted to send a letter to the homeowner requesting they minimize parking on the street directly across from a driveway.

New Business: Election of Officers took place. Bill Maddox was nominated and elected to continue as HOA Board President. Sandy Manzanares was nominated and elected to continue as Secretary/Treasurer. Both were thanked for their service on behalf of all homeowners.

The Board held a lengthy discussion on options to replace Bill and Sandy on the Board of Directors, as both plan to resign their positions next year. Codi and Ken are also not planning to run again at the expiration of their terms (2023 and 2022 respectively). Since there has been no success in finding HOA members to join the Board of Directors, the Board felt it is time to re-visit the hiring of a management firm to manage the on-going business of the HOA. The cost of the management services was discussed, and it is expected that the maximum annual dues will need to be increased from \$75/year to \$200/year. Even with a management firm assisting the Board, there still is a need for the Board of Directors. The Board is needed to process architectural reviews and to address potential CC&R violations. HOA Management Services will be explored next year.

Ken provided a detailed report on the meeting that took place with the City Engineer and City Manager on the planned 6700 Road extension. Minutes will be posted for homeowners and he will continue to update the HOA with upcoming discussions/meetings. Ken was thanked for his work on this matter.

There being no further business the meeting was adjourned at 8:20 p.m.