

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Wednesday, June 8, 2022

Call to Order – The Board of Directors held their regular meeting on Wednesday, June 8, 2022 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 4:35 p.m. by Bill Maddox.

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

There were no changes to the agenda.

The minutes from the meeting conducted via email from 5/22/2022 through 5/27/2022 were approved as submitted.

The financial status of the HOA was reported to be \$16,000 after the yearly irrigation fee was paid.

Bill reported that he received notice from attorney J. David Reed, that he is no longer working with the Martin Law Firm. He is now with the J David Reed, Dufford, Waldeck Law at 510 South Cascade

Unfinished Business: The Board discussed the planned replacements of Bill Maddox, President and Sandy Manzanares, Secretary/Treasurer. Several HOA members have been contacted including David Farley, Ed Trollinger, Mike Bernhardt, Leanna Spadafora and Pat Tobin.

Although it is hoped that positions will continue to be filled by HOA members, a local HOA management firm was contacted for a proposal for services. The Board reviewed a summary of fees for 1) Accounting, Financial and Insurance Services, 2) Administration & Communication Services, 3) Meeting Services, and Additional Services & Fees offered by the Company. Fee estimates total \$7,380/year or \$127/year/lot.

The Board discussed the work currently being performed by existing Board members and agreed that the Board should continue to solicit replacements for Bill and Sandy in order to preserve the sense of community and build relationship with fellow homeowners.

Bill and Sandy have organized the management functions for the Board into a reasonable number of hours that likely do not exceed 40 hours/year. They have both offered to continue as a resource for those who are willing to take over their positions. Julie will continue to manage the meeting minutes, and Codi and Ken agreed to continue as Board members and assist as needed, but none were in a position to replace Bill or Sandy.

This item will be added to the agenda for the annual meeting to solicit support from HOA members.

New Business

Proposed Budget: Bill presented a draft of the 2023 proposed budget. The proposed budget assumes the Board will continue to find volunteers to fill HOA Board positions. The fee listed for excavation and replacing rocks at the Disher property for irrigation drainage is again postponed. The Board reviewed the 2021 proposed budget against the actual expenses, which were again less than proposed. It was noted that the new screen has helped reduce trash buildup and has made a big difference in the amount of silt being deposited at the end of the drain. The Board also thanked Wade Manzanares and the

Irrigation Committee for the work they are doing to maintain the HOA's irrigation system, allowing the Board to maintain the low annual cost of dues to homeowners.

Action: The Board approved the adoption of the Proposed Budget for 2023. The budget will be presented at the Annual Meeting and distributed with the Annual Meeting notice.

Planning for annual members meeting/picnic – The Board discussed the date for the Annual Meeting, proposed for Saturday, August 6 at 4:30 p.m. Sandy will communicate this in the Annual Meeting notice. Bill will post this date to 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 side or salad 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 meet the deadlines for the 30-day notice for the Annual Meeting and include the Proposed Budget for 2023. Sandy will also include a copy of the checklist for homeowners to use when requesting fence and outbuildings and remind them of the need to follow the CC&Rs.

HOA Yard Sale: The next yard sale will be held in 2023.

HOA Website Maintenance: Bill discussed the need for an IT Technical Committee to assist with maintenance of the HOA website. He wanted to ensure there was backup for receiving billing notices and registration. Ken agreed to assist and Bill will add him to the registration and renewal information. Sandy agreed to be added as the billing contact and bills will be sent to 611 Laurel Lane, the address used for the HOA.

Review Policy 8 Dispute Resolution: The Board was asked to review the Dispute Resolution Policy to ensure that it meets the intentions of the HOA with respect to exempt claims and any action by the Association to enforce any provisions of the Association's Declaration, Bylaws or rules and regulations. In the interest of time, all were asked to review the policy and get their comments to Bill for review at the next meeting.

6700 Road Extension – Ken updated the Board about the progress on the City's plan for the 6700 Road extension. The City Council ratified the Planning Committee's recommendation to work with the owner to secure the right of way for the extension. The City will not be purchasing the remainder of the property on either side of the planned roadway. The request was made that the additional acreage be zoned compatible with Columbine East zoning (R1A), which would amount to approximately six, one-half acre lots on the west side of the road bordering Columbine East lots. The future developer may have to request a variance for shorter set backs and create shared driveways in order to be compatible, which will all be part of the platting approval process. The Board was reminded that the City Engineer had agreed to replace the current irrigation system at the time of road construction, to be done in time to minimize disruption of the summer watering season. The City Engineer also previously stated that the irrigation system would be replaced with as good or better irrigation system, and members of the Board hoped that the new system will be much like that of Columbine Pointe, with a bubbler system (although grade may be an issue). Although a roundabout is being requested in the design of the intersection with Miami Road, cost may be a factor in the final determination by the City. Ken noted that bike lanes would likely be part of the road verses wide sidewalks and walkways and questioned what if

anything would be offered in the way of mitigation for noise. The Board was supportive of efforts to support noise mitigation in lieu of the unanticipated arterial construction. Raising the grade and potential waivers for fences on bordering lots was discussed.

Property maintenance – The issue of weed mitigation and property maintenance was discussed. Members of the Board agreed to continue to enforce the CC&Rs related to property maintenance.

Member Open Forum – No issues were raised.

There being no further business the meeting was adjourned at 4:35 p.m.