

Minutes of the Annual Meeting of
Columbine East Homeowners Association, Inc.
Saturday, August 6, 2022

Call to Order – The Annual picnic and meeting of the Columbine East Homeowners Association was held on Saturday, August 6, 2022 at 4:30 p.m. in the subdivision park. The meeting was called to order at 5:40 p.m. by Bill Maddox.

Homeowners Present:

Craig and Juanita Bauer
Dave Burns
Randy and Tina Carter
Lyle and Jo Clugg
Lana and Brent Culver
Bart and Julie Disher
Don and Diana Doty
David and Teri Farley
Dave and Julie Foran
Jerry and Pat Gawlinks

Sharon Huffman
Nancy Lambeth
Bill and Diana Maddox
Wade and Sandy Manzanares
Ed and Leanna Spadafora
Ken and Connie Stafford
Mary and Ed Trollinger
Jerry and Bobbie Waggoner
Debbie Waterman

Bill 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 (12 years), Julie Disher (9 years), and Ken Otto (3 years), Codi Lott (5 years). Bill has also been on the Board for 8 years. He noted that there are two open positions to be filled this year and he is not planning to continue to serve.

Financial Report: Sandy reported that the balance in the HOA account is \$15,909.97. This balance includes the most recent fees for irrigation water, all state dues and taxes, picnic expenses and some office supplies. There were also some attorney fees paid during the previous year to modify the Covenants, Conditions and Restrictions (CC&Rs).

Irrigation Status: Wade reported that the irrigation system is mechanically fine. He explained that the late start to the irrigation system was due to Uncompahgre Water Users work on plugged culverts and additional shut downs to replace a culvert and work on the South Canal. He noted that the system is now dealing with flash flood waters creating a lot of mud in the system and causing extra work for the irrigation team. He reported that the trash rake is working well and thanked all who have been volunteering to ensure the system remains operational.

Wade discussed the flag system used to alert homeowners when the irrigation system will be down for maintenance.

Red Flag: the irrigation system is shut down

Yellow Flag: the irrigation team is preparing to do maintenance on the system

Blue Flag: there is maintenance in progress

Bill thanked Wade and all of the volunteers for serving to maintain this very important HOA asset.

Old Business: Bill reported that the HOA is compliant with the state regulations, insurance and registration is up to date and dues have been paid by all members. All information about the HOA including CC&Rs, Bylaws and Policies as well as meeting minutes are available on the Columbine East web site www.columbineeasthoa.com. He reminded the homeowners about the approval process needed for construction of fences or additional structures require approval from the HOA Board who also act as the Architectural Review Board.

The Board considered hiring of an HOA management company if volunteers could not be found to fill Board positions. The cost to each homeowner would be approximately an additional \$125/year and the only service they would receive were those that Sandy is doing as secretary/treasurer. A Board would still be required to oversee all other activities. The Board decided not to adopt this change unless volunteers could not be found to fill the positions when vacated.

2023 Proposed Budget: The proposed 2023 Budget mailed to each homeowner was approved. Bill mentioned that the \$6,000 budgeted to replace the rock bed for the irrigation system on the property at 2801 Primrose Ct. was not needed in 2022 and is now carried over in the 2023 budget.

2023 Annual Meeting/Picnic: The date for the 2023 Annual Meeting was set for Saturday, August 5, 2023.

2023 Yard Sale: The date for the Columbine East yard sale will be May 6, 2023.

Election of Board Members: Bill thanked the homeowners for their support during his time on the Board and as President. His term on the Board will end now as he has decided not to run again. All were very appreciative of Bill's leadership and guidance, especially with the thoughtful way he managed difficult situations. Sandy Manzanares' and Ken Otto's terms also end in 2022. He noted that 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. Sandy explained that a survey of homeowners in 2002 helped the Board manage cars and RV parking difficulties. She asked that all homeowners continue to share ideas for improvements with the Board.

Pat Tobin was nominated to fill Bill's position on the Board. The vote was unanimous to appoint Pat to fill the vacancy. Sandy Manzanares was nominated to continue on the Board. The vote was unanimous to re-elect Sandy to continue the Board. Ken Otto also was nominated and re-elected to the Board.

Other Business: Bill noted that the Board has updated the dispute resolution policy which has been posted to the website. The Board is also in the process of considering a traffic noise mitigation policy to address concerns about the extension of 6700 Road for property owners who are being affected by this road extension. There was also discussion about allowing fencing along East Miami Road. The policy will be used to remain consistent with the intent of CC&Rs while considering an 8-foot fence waiver for those houses affected by the road noise. There is the potential for additional houses to fill the vacant area between 6700 Road and the Columbine East property owners, as this land was not purchased by the City and therefore could be developed by the current landowner.

All were encouraged to contact Ken Otto for more information on the city's plans for 6700 Road extension. All were encouraged to contact any Board member with any concerns or opinions they have regarding allowing 8-foot fences on properties adjacent to Miami or properties adjacent to the eastern edge of the subdivision.

The Board was thanked for their work on this project and for continuing to work for the benefit of all homeowners.

There being no further business the meeting was adjourned at 6:15 p.m.