

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Wednesday, October 19, 2022

Call to Order – The Board of Directors held a regular meeting on Wednesday, October 19, 2022 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 6:40 p.m. by Bill Maddox.

Present – Bill Maddox, Sandy Manzanares, Ken Otto, Codi Lott, Patrick Tobin, Julie Disher, Ed Trollinger, and Nancy Meuret

There was one addition to the agenda for a letter from a homeowner.

The minutes from the Annual Meeting on August 6, 2022 were previously approved via email.

Financial Status was reported and was identical to the status at the annual meeting.

New Business

Discuss proposed policy on fencing exceptions – Ken submitted a proposed policy created to assist homeowners with mitigation of traffic noise from the City of Montrose Minor Arterial Roadways being undertaken near the Columbine East Subdivision. The Policy specifically addressed solid fences up to 8 feet in height along the property line of outside bordering properties.

Bill discussed the hierarchical structure of the HOA governing documents including the Articles of Incorporation, the Covenants, Conditions and Restrictions (the Declaration), the Bylaws, and the Policies. He stated that the Board of Directors has the authority to amend the Bylaws and to create and amend the Policies. The Board does not have the authority to change the Covenants, Conditions and Restrictions (CC&R) without approval of 2/3 of the association members. Bill stated that the Board has the authority to create a policy on traffic noise mitigation provided it does not violate any provisions of the Bylaws or the CC&Rs. Bill's opinion was that any policy that grants a waiver to a restriction in the CC&Rs requires, as a minimum, a review by the association members and most likely should be a change to the CC&Rs.

The Board discussed the current plan which includes six new residential lots adjoining the eastern border of the subdivision and will affect 6 homeowners. The lots have not yet had final plat approval but will require shared driveways due to the need for size compatibility with existing homes in the area. Ken expressed that the need for privacy and noise mitigation are of greatest concern for homeowners along that road and that without the City's purchase of that property, there are no efforts being undertaken to assist homeowners.

The Board discussed other ways of managing noise and privacy using berm construction and vegetation. Ken noted that this is difficult due to the layout of the irrigation system.

Board members felt that homeowners in general were not in favor of a change to the CC&Rs to allow 8 ft. fences and suggested other options for privacy and noise mitigation. No action was taken on the proposed policy.

HOA Website Maintenance – The Board discussed the current process for maintaining the HOA website. Bill offered to continue in this capacity. Ken has also been trained on how to update the website. Pat also volunteered to assist with maintenance of the website.

Solar Panels and Lawn Size – Ken provided some insight on the City of Montrose and State of Colorado’s potential incentives to support solar panels for alternative energy sources. He also indicated there may be a push by the city for smaller lawns for water saving measures and potential irrigation water restrictions. It was noted that there are incentives available from the City of Montrose and State of Colorado for water saving measures.

Resignation of President – The current President, Bill Maddox, formally resigned as President and member of the Board of Directors after serving since 2015. Bill was thanked for his leadership and help with ensuring the HOA was appropriately compliant and registered with the State.

Patrick Tobin was nominated to replace Bill on the Board and for the position of President. The nomination was seconded, and all were in favor to approve this nomination.

Letter from Homeowner – The Board received a letter from a homeowner requesting the HOA Board address RV parking. Bill read Section XIII of the CC&Rs that require that recreational vehicles be kept out of view of the other homeowners to the greatest extent possible. Several examples were discussed.

Action: A letter will be forwarded to those homeowners felt to be in violation of the CC&Rs.

Member Open Forum – Codi reported that there was a break in attempt on Primrose Ct. All were reminded to keep valuables stored indoors and doors and windows locked.

There being no further business the meeting was adjourned at 7:50 p.m.