

Minutes of the Board of Directors Meeting of  
Columbine East Homeowners Association, Inc.  
Thursday, November 17, 2022

**Call to Order** – The Board of Directors held a special meeting on Thursday, November 17, 2022 at 2705 Daisy Court, Montrose, Colorado. The meeting was called to order at 5:40 p.m. by Pat Tobin.

**Present** – Pat Tobin, Sandy Manzanares, Ken Otto, Codi Lott, and Julie Disher

There was one addition to the agenda to discuss the Irrigation Committee Lead.

The minutes from the previous meeting of October 19, 2022 were circulated via email and approved as submitted.

Financial Status was unchanged.

**Irrigation Team Lead** – The Committee discussed Wade Manzanares' resignation as the Lead for the Irrigation Committee. This vacancy and a request for a volunteer to fulfill the vacancy will be announced in the annual HOA dues assessment letter sent to all homeowners in early 2023. All were very appreciative of Wade's service in this position.

**Unfinished Business**

**Updated Information from the City of Montrose regarding the 6700 Road project/proposed fencing exemptions policy** – Ken reported that the City of Montrose is not yet prepared to host a public review of the 6700 Rd. extension construction planned for 2023. Planners have indicated that the improvements would be similar to Hillcrest and include sidewalks/bike path. The impact on the irrigation system was discussed and although some improvements are expected, there will be no need to replace the current system and no disruption in service is expected. There is still concern about the impact the new road will have on the six current homeowners along the east side of the subdivision. The property on either side of the planned roadway will be open for development and is currently zoned R1A. No plat map has yet been filed but limited setbacks are expected. Ken has been in contact with several of the homeowners affected and a request for a variance to the current fencing requirements for a uniform 8-foot fence is being considered. He will continue to update the Board as information is received.

**Letter from Homeowner** – The Board continued discussions regarding recreational vehicle parking and the actionable item voted on at the last meeting. Concern about a potential safety issue was raised, specifically with visibility at the corner of Laurel Lane and Daisy Court. Although this is a city street, parking on the road on either side of the corner, RV parking in the driveway, and growth of vegetation at the edge of the property impede visibility of on-coming traffic. Most homeowners are voluntarily keeping roadways open to allow for the safety of walkers and bikers on subdivision streets. It was suggested that a letter be sent to the homeowner requesting that alternative storage be considered for the RV due to the safety issues raised (such as moved back on the property behind the fence).

**Action:** Pat will draft a letter to the homeowner outlining these concerns.

**New Business:** Concern about parking on public streets as a safety concern was discussed. It was felt that most homeowners are taking this into consideration with the exception of the previous discussion.

**Letter from Homeowner regarding out-building violation at 1012 Laural Ln.** – Sandy reported that after discussions with the homeowner, she and Wade assisted by removing the structures, which had been on the property when it was purchased by the current homeowner. Sandy and Wade were thanked for helping with this situation.

**Payment to Bill Maddox for the HOA Website Renewal fee** – Sandy received the invoice for the annual HOA website renewal fee, paid by Bill on his personal credit card. She prepared a check to reimburse him for the fee and it will be sent out this week.

**Review Action Items** – A letter will be prepared for the homeowner where safety issues are felt to be a concern.

**Member Open Forum** – Codi discussed a concern about speed of vehicles traveling through the neighborhood, especially delivery drivers. It was felt that a new mileage sign is needed at the entrance to the subdivision and another at the far end coming back up Laurel Lane. An additional sign noting children at play may also be helpful.

**Action:** Sandy will contact the City to see if new signs could be installed and ask about the additional 'children at play' to raise awareness of children in the neighborhood. Codi will contact the delivery driver companies.

There being no further business the meeting was adjourned at 6:40 p.m.