

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Wednesday, February 22, 2023

Call to Order – The Board of Directors held a special meeting on Wednesday, February 22, 2023 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, Ed Trollinger and Julie Disher

There was one addition to the agenda to discuss watering and conservation.

The minutes from the previous meeting of November 17, 2022 were circulated via email and approved as submitted.

The Board was also informed that there have been numerous advertisements posted to the HOA information box. All were not in favor of providing advertising space for others.

Action: Sandy will post a note to the box that the box is for HOA member use only.

The Board was also pleased to see a new speed limit sign posted. All are reminding individual delivery drivers to slow down. The City has not yet responded about an additional sign further down Laurel Lane.

Financial Status: The balance in the HOA Account is \$16,532.04. Sandy continues to collect HOA dues for 2023.

There was no unfinished business to report.

New Business:

Pat and Ken updated the Committee on information reviewed at the recent HOA training hosted at the Montrose County Event Center. There was a rapid overview of the Colorado Common Interest Ownership Act (CCIOA) and the revisions made in July, 2022 (HB22-1137 and Colorado Revised Statutes 2022 Title 38 Article 33.3). Although it was thought that the HOA is compliant with these changes, all were asked to review the changes highlighted in the Colorado Revised Statute.

The Board discussed one area that was highlighted related to Public Disclosure declaration for updated information (how HOA business is communicated to homeowners). It was noted that in addition to posting meetings in public and on the website, there may be times that a registered letter with return receipt requested should be considered. The importance of following the policies as written was also discussed.

The Board discussed the HOA Collection Policy SB 100/89 and the HOA Information provided to Home Buyers and Sellers. It was noted that all required information is current and accessible on the HOA website.

It was suggested that David Reed, attorney, should be consulted about current compliance with new State rules, as it was thought that these were incorporated into the most recent policy changes.

Action: Julie will contact David Reed with this request.

The need for an Irrigation Lead volunteer was discussed. It was suggested that current irrigation committee members be contacted to confirm continued participation and a request for a leader for this group.

Action: Pat will email the group to determine if additional members are needed and if there is a volunteer leader for this group.

Ken and Pat also attended a recent meeting on area water resources including the Upper Colorado River Basin. The Committee discussed water conservation strategies for the subdivision (watering schedule) as well as alternatives to grass that may be considered in the future. It was felt that water conservation ideas could be posted to the HOA information box now to raise awareness.

Ken also plans to talk with the UVWUA about potential improvements to the irrigation system for water flow re-design that may result in water conservation measures.

The Committee discussed the age of the irrigation system and the potential need for an updated Reserves Study to prepare for potential water line repairs or other improvements. It was agreed that an assessment of the system may help determine the potential need for updates, which could prove to be very expensive.

Action: Pat will contact the Water Users to see if they perform irrigation system assessments or could help identify a resource for the HOA.

Updated Information from the City of Montrose regarding the 6700 Road project/proposed fencing exemptions policy – Ken, Julie, Pat and many others from the subdivision attended the recent City Planning meeting to review the 6700 Rd. extension construction planned for 2023. The road extension is planned for 3 lanes (including a center turning lane), a bicycle lane on one side and curb and sidewalk on the other with greenbelt. There are six one-half acre lots on either side of the 6700 Road being planned as a new subdivision. The property owners were present for discussion and although they were not certain they would be the developers, they were open to suggestions of a fence or wall to not only define the boundaries of their subdivision but to aid in mitigating light and sound issues raised by Columbine East residents. Grading to ensure appropriate water drainage was also discussed as the proposed lots are higher in elevation than those in Columbine East. Shared driveways will be required due to the limited depth of the lots and to eliminate the need to back out onto 67.00 Road. The increase in traffic is projected to increase to between 7,000 and 10,000 vehicles a day as development of the area increases. There is a planned 2 way stop sign on Miami at the intersection with 6700 Road upon completion of the project.

Action items were reviewed.

Member Open Forum – An approval letter for a new shed was sent to a homeowner. Codi discussed additional concerns about the speed of cars coming and going from the community. The Board will assist by monitoring and talking with homeowners, landscapers, construction workers and delivery personnel on the street as needed.

A reminder was noted that the Annual Picnic is scheduled for Saturday, August 5. The HOA Board will meet again on June 1 to set the agenda for the Annual Meeting.

There being no further business the meeting was adjourned at 7:25 p.m.