

Minutes of the Annual Meeting of  
Columbine East Homeowners Association, Inc.  
Saturday, August 5, 2023

**Call to Order** – The Annual meeting of the Columbine East Homeowners Association was held on Saturday, August 5, 2023 at 4:30 p.m. in the subdivision park. The meeting was called to order at 5:30 p.m. by President, Pat Tobin.

Homeowners Present:

Pat and Patty Amori  
Craig and Juanita Bauer  
Mike Bernhardt  
Dave and Julie Byrne  
Tina and Randy Carter  
Don and Sandra Center  
Jo Clugg  
Barbara Copple  
Julie Disher  
Don and Diana Doty  
Jeani and Bob Evans  
David and Teri Farley  
Jerry and Pat Gawlinksi  
Sharon Huffman  
Nancy Lambeth  
Codi Lott  
Bill Maddox  
Sandy Manzanares  
Mike Martin  
Fred and Debbie Matheny  
Nancy Meuret  
Ken and Vickie Otto  
Pete Peterson  
Harlen and Laura Smid  
Ed and Leanna Spadafora  
Ken and Connie Stafford  
Pat and Leann Tobin  
Mary and Ed Trollinger  
Jerry and Bobbie Waggoner  
Debbie Waterman

Pat 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 (13 years), Julie Disher (10 years), and Ken Otto (4 years), Codi Lott (6 years). Bill Maddox was also thanked for his service to the HOA as past president and for the excellent organization of HOA business that allowed for a smooth transition for Pat to take over as President.

**Minutes:** Minutes of the previous meeting of June 1, 2023 were approved as submitted.

**Financial Report:** Sandy reported that the balance in the HOA account is \$15,875.03.

**Irrigation Status:** Wade Manzanares provided a written report outlining the irrigation system status. Pat discussed the details of the report noting the replacement of the low point drain valve due to leakage. Wade, Jerry Waggoner, Dave Byrne, Ed Trollinger and Bill Maddox were thanked for their work on the system. Wade reported on the water level inconsistencies and explained that initially there were high water levels which led to flooding. Flooding caused some bank erosion. We then experienced low water levels at times, therefore, we didn't always have enough water for lawns and this took a few weeks to get the irrigation system stabilized. The report noted standing water complaints, and these are being worked on with the City of Montrose as they relate to sprinklers managed by the City. Laura Smid learned that this problem was the result of a surge in electricity causing problems with the timers. She requested an emergency contact number from the City but wasn't given access. Ed Spadafora thought there was an emergency number available and he will try to get this for future problems.

**Action:** Ed will get the number and report it to the HOA Board.

Wade's report also included a discussion about problems with algae, which started in mid-July and continued as of August 1 and has also caused some flooding and system interruptions. He also recommended budgeting for future landfill deposits.

Wade is also looking for a volunteer to replace him as the irrigation lead. Pat thanked Wade and all of the irrigation maintenance volunteers for their help in maintaining the irrigation system.

**Old Business:**

- Reminder to keep property free from weeds as defined in CC&R Article 4 Section 15
- Reminder to conserve water in this heat and water in early a.m. or late p.m.
- Reminder to update contact information with the board both published and non-published
- Reminder that all documents can be found on the website at [www.columbineeasthoa.com](http://www.columbineeasthoa.com)
- Codi reminded everyone to obey the speed limit throughout the subdivision

**New Business:** Julie Disher reminded homeowners about the dangers of standing water that may create a breeding environment for mosquitos and the possibility of contracting West Nile Virus from mosquito bites. She circulated information and fact sheets provided by the County Health and Human Services department as well as mosquito blocks to be used in ponds or other standing water locations. She asked homeowners to be more diligent about reducing water that may lead to standing water, especially in low spots between lots.

Ken Otto provided an update on the 6700 Road extension project. He learned that the current work being done at Sunnyside is scheduled to be completed by August 13. Road completion date is expected to be the end of 2023. He also reported that the dip on E. Miami is also scheduled for repair in mid to late August. When completed the 6700 Road extension will have sidewalks, bike lanes and 100 feet on either side for private development (12 lots zoned R1A). Stop signs will be located on the east/west side of Miami allowing 6700 Road to act as a minor arterial for traffic. Ken also reported that a roundabout is scheduled at Woodgate and East Oak Grove Rd. Ken noted that traffic and safety concerns have been raised by several homeowners to City personnel, especially noting the increase in traffic (projected to grow to 5-7,000 cars/day) and the new exposure to potential foot traffic in the subdivision, especially for

all who back up to the new vacant lots. It was thought that a final plat map for the lots may be presented in the first or second quarter of 2024. With regard to the land across from the subdivision on E. Miami, no development plans were currently known.

**2024 Annual Meeting/Picnic:** The date for the 2024 Annual Meeting was set for Saturday, August 17, 2024.

**2025 Yard Sale:** The date for the next Columbine East yard sale will be May 17, 2025 as this is organized every two years.

**Election of Board Members:**

Sandy Manzanares is stepping down as Secretary/Treasurer. Ed Trollinger was nominated for the vacant position. The vote was unanimous to appoint Ed as Secretary/Treasurer. Sandy was thanked for all of her work on behalf of the homeowners and for organizing and cooking for the annual picnic. She agreed to continue to help with the annual picnic.

LeAnna Spadafora was nominated to take over the Board seat being vacated by Codi Lott. The vote was unanimous to appoint LeAnna as a new Board member. Codi was thanked for her work on behalf of the homeowners.

All who helped with set up of for the picnic were also thanked.

There being no further business the annual meeting was adjourned at 6:10 p.m.