

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

**Call to Order** – A Special meeting of the Columbine East Homeowners Association was held on Saturday, August 5, 2023 in the subdivision park. The meeting was called to order at 6:15 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 called the meeting to order to discuss and vote on the proposed annual dues increase of \$25/year and the Proposed Budget for 2024. Pat explained that he and Ken attended a workshop and discussion about HOA assets. Because the irrigation system is the sole asset of the HOA and the system is over 20 years old, it was decided that an analysis of the state of the system should be conducted. During the analysis, it was discovered that the system does not have any access points that allow for line inspection other than at the point of the clean out drains. Concern about the lack of access led the HOA Board to

develop a reserve fund study that included potential repairs costs. The Reserve Study dated July, 2023, an estimate of future irrigation system repairs and expenditures, and a drawing of the Irrigation System Access Box with shut-off valve were mailed to all HOA members. The Board felt that the reserve study supported an increase in HOA dues to prepare for potential repairs.

The sign in sheet for the meeting was used as a roll call for votes to approve the increase in annual HOA dues from \$75 to \$100. All present voted in favor of the increase. Proxy votes were also counted. Because there was a majority of members present and proxy votes received, the number of votes counted met the 2/3 majority of votes needed to pass the increase. The increase will take effect in 2024.

**2024 Proposed Budget:** The proposed 2024 Budget mailed to each homeowner was approved. If the money budgeted to replace the rock bed for the irrigation system on the property at 2801 Primrose Ct. is not needed in 2023, this expense will carry over in the 2024 budget.

**Other Business:** The question was raised whether or not lease agreements are checked for rental properties. It was reported that these details are confirmed.

Bill complimented and thanked Pat and Wade for the reserve study document that was created.

There being no further business the special budget meeting was adjourned at 6:50 p.m.