

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Thursday, June 1, 2023

Call to Order – The Board of Directors held their regular meeting on Thursday, June 1, 2023 at 2705 Daisy Court, Montrose, Colorado. The meeting was called to order at 2:10 p.m. by Pat Tobin.

Present – Pat Tobin, Sandy Manzanares, Ken Otto, Codi Lott, Ed Tollinger, Julie Disher
There were no changes to the agenda. A reminder about weed control will go out in Sandy's letter with the picnic invitation.

The minutes from the meeting of 2/22/2023 were approved as submitted.

The financial status of the HOA was reported to be \$19,921.57 after an irrigation maintenance expense of \$115.38 fee was paid.

Unfinished Business: Julie reported that prior to contacting David Reed, she spoke to Bill about whether or not there was a full review of the HOA bylaws and CC&R performed. Bill indicated that this has not been done but it was felt that the documents were compliant with all State HOA regulations as of the completion of the policies. The Board agreed to postpone the review until such time there is a question about compliance.

New Business

Proposed Budget: Pat presented a draft of the 2024 proposed budget. The proposed budget assumes the Board will continue to find volunteers to fill HOA Board positions. The Board reviewed the 2023 budget numbers and agreed to add an additional \$2,000 to the already listed \$6,000 to cover the rising cost of excavation and rock replacement at the Disher property drainage located at 2801 Primrose Ct.. This work will likely occur this summer or fall.

Action: The Board approved the adoption of the Proposed Budget for 2024. The budget will be presented at the Annual Meeting and distributed with the Annual Meeting notice.

Update on irrigation system inspection: Pat updated the Board on the irrigation system inspection. He and Wade met with an expert in water and sewer line inspection who explained that our irrigation system does not allow for inspection due to its layout. Concern was expressed that if a breakdown in the system occurs, the only way to determine the cause would be to expose each juncture until the problem is found. The cost of such repairs could easily amount to thousands of dollars. The idea of raising dues for the purpose of future irrigation maintenance and repairs was discussed and supported by all on the Board.

As noted previously, the Board feels strongly that it should prepare for potential irrigation repair expenses. It was agreed that small regular increases should be considered to avoid a potential special assessment. The Board discussed varying increase amounts and settled on an increase of HOA dues of \$25 for 2024 to \$100/year. It was suggested that additional increase in coming years may still be needed.

The Board discussed the process for managing dues increases and it was determined that a vote of all property owners would be needed. This will be added to the agenda for the Annual Meeting which will then adjourn. A Special meeting will be conducted for the purpose of a vote to increase annual dues to \$100.

Irrigation Status: Wade Manzanares submitted an update on the status of the irrigation committee and system and the process that took place to get the system running. A special thanks to Wade, Bill Maddox, Jerry Waggoner, Dave Byrne, and Ed Trollinger for their role in getting the repairs done. He also noted the quick turnaround time to get system back up and running and on-going maintenance being performed. The Board was most appreciative of all who volunteer to keep our water running and especially for Wade's leadership.

Agenda for the Annual Meeting on August 5, 2023: The proposed agenda for the Annual Meeting was reviewed. A special meeting will be added at the end of the meeting to vote on the increase of HOA dues. Those unable to attend will be offered a proxy vote. This will be communicated in the notice being sent about the annual meeting.

The Board discussed the date for the 2024 Annual Meeting and proposed for Saturday, August 3 at 4:30 p.m. Sandy will communicate this in the Annual Meeting notice. This will also be posted to the HOA website.

Board members were asked to bring a dessert. Sandy will prepare the pulled pork and purchase rolls and let the Board know what is needed to help with set up. HOA members will be asked to bring a salad or dessert to share. Set up will begin at 2:00 p.m. with dinner/meeting to start at 4:30 p.m.

Action: Sandy will prepare a notice about the annual meeting/picnic for mailing to meet the deadlines for the 30-day notice for the Annual Meeting and include the Proposed Budget for 2023. Sandy will also include a copy of the checklist for homeowners to use when requesting fence and outbuildings and remind about the need to follow the CC&Rs, especially weed control.

Parking issues at 2710 Daisy Ct.: The Board reviewed a concern by a homeowner with the number of vehicles and equipment being parked outside this address, especially trailers. Concern that there is a business operating from this address was voiced.

Action: A letter will be prepared for the homeowner and photo examples will be included.

Member Open Forum – No issues were raised.

There being no further business the meeting was adjourned at 3:35 p.m.