

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Thursday, November 9, 2023

Call to Order – The Board of Directors held a meeting on Thursday, November 9, 2023 at 2705 Daisy Court, Montrose, Colorado. The meeting was called to order at 3:10 p.m. by Pat Tobin.

Present – Pat Tobin, Ken Otto, Ed Tollinger, LeAnna Spadafora, Patty Amori, Julie Disher

An update on the irrigation system status was added to the agenda.

The minutes from the annual meeting of 8/5/2023 were approved as submitted and posted to the HOA website.

The financial status of the HOA was reported to be \$17,107.97 after a payment of \$394.78 for the cost of the host platform for the HOA website. There was an additional expense received for irrigation maintenance of \$64.83 for replacement of a PVC ball valve.

Update on Irrigation System and Repairs: Wade submitted an update on repairs to the system. While draining the system he discovered there was a faulty valve that remained closed during flushing and would not open. Repair work was done by Bill Maddox, Jerry Waggoner and Wade Manzanares. All have been instrumental in making sure our irrigation system remains operational. The Board was most appreciative noting this also saves the HOA from what would have been a much greater expense.

Pat reminded the Board that Wade has asked that we find a replacement as the Irrigation Team Lead. All will work to find a willing HOA member to take on this role.

Update on 6700 Rd DeJulio Development: Ken noted that earth work on the new development will be continued by the same contractor who completed the 6700 Road work for the City. Once sidewalks are in, crosswalks will be added and a flashing light for pedestrians will be installed. He reported that Paul DeJulio requested a copy of our CC&Rs and he directed him to our HOA website. There was still some question as to plans for the development as there is no final plat map yet filed. He also noted that the regrading of the road also raised the development site. A concern with drainage has been discussed with the City Engineer and it is understood that these concerns will need to be addressed during final development discussions with the City and the developer. Privacy for our community is still a concern, especially with the added elevation at the 6700 Rd development.

Update on Miami/6700 Road Development and Columbine Point Meeting Nov. 7: Those in attendance at this meeting felt that the developer's conceptual drawings and plans for the subdivision were not compatible with the current zoning of R2/R3. The developer, Christopher Koch, reported that he plans to request rezoning of the property to all R3 density which was concerning to this group. This would greatly impact the traffic in the area and seemed incompatible with the City's Master Plan, surrounding subdivisions, and included no plan for bridge improvements on 6700 Rd near Columbine Point.

Action: Ken offered to draft a Resolution with the Board's objections to any rezoning. This document will also be offered for signature to the Columbine Point Subdivision Board, who were also in attendance at the developer's presentation. Those who know residents of the Iron Horse Subdivision directly north of the property will also be notified of these concerns.

Solar System Approval Process: The Board was recently approached with a request for approval of the addition of Solar Panels to a property. A sketch plan was requested of the homeowner. While considering this request it was noted that the only requirement would relate to compliance with the height restriction and limitation of permanent structures. No sketch plan was ever received and it was felt that guidelines should be developed to assist homeowner's with this process and made available on the website. It was suggested that this be added to the Fence Approval Checklist.

Action: Julie will review this document and include a draft of proposed language.

Procedural Issues: The Board discussed the current process of the HOA Board acting as the Architectural Review Board. It was noted that items to be considered by the ARB should be discussed separately and apart from board business so to not jeopardize the open meeting policy required of the board. Also noted was that the CC&Rs are vague in some areas and subject to interpretation. It was agreed that the ARC should meet and produce a set of guidelines that will clarify the CC&Rs as they pertain to a variety of situations and requests. Also to be discussed is the intent of the document at the conception of the subdivision and any limitations either stated or implied. It was suggested that this process also be outlined and included along with the Solar System Approval Process and could be included as Building/Exterior Structural Guidelines. The Board was reminded that State rules require that when there are two or more members having discussions about HOA business that this constitutes a meeting and should be posted in compliance with HOA Bylaws.

Action: Julie will review this document and include a draft of proposed language.

The Board also discussed Section 13 of the CC&Rs regarding personal property being stored within the dwelling, garage, other accessory building or screened in such a way as to be out of the view of other Lot Owners. Letters will be written as needed to assist with compliance in this area.

Board member/officer(s) position and possible changes:

Ed Trollinger reported that he will be stepping down as Secretary/Treasurer for personal reasons. Ed was thanked for his service on this Board.

Patty Amori was nominated to fulfill the remainder of Ed's term as Secretary/Treasurer. All were in favor of this nomination.

Action: Patty Amori was elected as Secretary/Treasurer and will work with Ed on a smooth transition.

Pat Tobin submitted his letter of resignation as President of the HOA for personal reasons. Pat was thanked for his service on this Board.

Bill Maddox was nominated to fulfill the remainder of Pat's term as President. Bill accepted the nomination but with the stipulation that he would commit to a one year term to allow the Board to find a permanent replacement. All were in favor of this nomination.

Action: Bill Maddox was elected as President and will work with Pat on a smooth transition.

Member Open Forum – No additional items were discussed.

There being no further business the meeting was adjourned at 4:45 p.m.