

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Wednesday, November 15, 2023

Call to Order – The Board of Directors held a meeting on Wednesday, November 15, 2023 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 2:00 p.m. by Bill Maddox.

Present – Bill Maddox, Ken Otto, LeAnna Spadafora, Patty Amori, and Julie Disher

The meeting was called due to the change in board membership after the resignations of Ed Trollinger and Pat Tobin.

The minutes from the previous meeting of 11/9/2023 were approved as submitted and posted to the HOA website.

No changes were made to the agenda

Bill welcomed new board members. As a matter of full disclosure Bill noted that Patty is his niece and that if there is a discussion that raises a concern about their relationship, he will recuse himself and/or not be present for the discussion to avoid any conflict of interest.

Bill outlined for new members how he conducts each meeting, noting that he appreciates all opinions and welcomes open dialogue on all matters. He believes the Board has the responsibility to represent the community and not what is best for each personally and this is best accomplished with full participation. Bill noted that the Bylaws require at least 3 members but that he believes that a five-member board is more effective. Business cannot be conducted with fewer than 3 members present. The Bylaws require at least two meetings a year, one to present a proposed budget at least 30 days prior to the Annual Meeting, and the Annual Meeting. Other meetings are called as needed. If meetings are needed while he is out of town, the group will meet and he can participate by video or telephone.

New Business

Discussion/Approve/Disapprove Resolution 2023-I (Letter to City Planning) – Ken presented a draft resolution to address a proposed zoning request by the developer of the property directly north of Columbine East. The developer informed the group that he will be requesting rezoning of the property to all R3 density which is not supported by this Board, or felt to be compatible with the master plan. It was also noted that pricing of the homes will also not address the need for affordable housing. All were in favor of this resolution as presented.

Action: Ken will present the resolution to the City Planning Department.

Irrigation Team Lead: Bill noted that filling this position is critical to ensuring that the irrigation system is ready to go in the spring. He reminded the group that this position organizes the volunteers and arranges the weekly schedule.

Action: All were asked to solicit volunteers and names for a potential lead.

Review Action Items:

- Ken will present the signed resolution to the City Planning Department.

The group also discussed whether to draft guidelines to supplement the CC&Rs with regard to fencing and solar panel additions. It was felt that this is not necessary since the Board (acting as the Architectural Review Committee) has the responsibility and authority to act on these requests.

With regard to the Solar System Approval Process, it was decided that it would be best to look for resources from the State of Colorado to see if there are any requirements that should be considered.

Action: Bill will research this topic with the State.

Member Open Forum – No additional items were discussed.

There being no further business the meeting was adjourned at 3:15 p.m.