

Minutes of the Board of Directors Meeting of  
Columbine East Homeowners Association, Inc.  
Monday, May 20, 2024

**Call to Order** – The Board of Directors held a meeting on Monday, May 20 at 2800 Primrose Court, Montrose, Colorado. The meeting was called to order at 4:10 p.m. by Bill Maddox.

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

A discussion of Neighborhood Watch was added to the agenda.

The financial status of the HOA was reported to be \$20,514.41 with all dues having been received.

**Review Proposed 2025 Budget:** Bill presented the proposed 2025 Budget. No changes were made, and all were in favor of adopting the proposed 2025 Budget. The proposed budget will be mailed with the notice of the Annual Meeting and picnic and will become the approved budget unless vetoed by a majority of property owners at the annual meeting. The Annual Meeting is scheduled for August 17. Patty will prepare the notice and will include the proposed budget with the mailing to all HOA members. Bill will prepare the agenda.

**Bulletin board posting policy:** The Board agreed that briefings or notices for the benefit of the neighborhood or community would be acceptable for posting. Notices supporting religious or political agendas would not be appropriate for posting. Although no policy was created, Bill agreed to remind HOA members of these guidelines.

**Parking on streets:** Patty contacted the city on code enforcement of parking on streets after a complaint was made about a dump truck being parked in the neighborhood for many days. She learned that it is not illegal to park on city streets. However, our covenants support the intent that all homeowners will park vehicles in garages or carports as much as possible and that no business or commercial uses may be made of the premises, provided, however, that permission to operate home businesses may be granted upon request of the Committee and must be in conformity with the ordinances and regulations of the City of Montrose.

Patty also presented a draft of a renter's acknowledgement of understanding of the Covenants, Conditions and Restrictions that can be used by landlords who desire to rent their property. This form will be made available to all HOA members if requested.

**Trash removal for irrigation team:** The issue of trash removal was raised by members of the irrigation team. In the past, trash has been bagged and removed by members of the team. If the team prefers to have the trash picked up, the Board has agreed that it would be appropriate to pay this fee out of HOA dues. Patty will talk with Patsy and Dave about these options.

**HOA website maintenance:** Bill continues to maintain the HOA website. He will begin training Patty on the posting process to transition this responsibility over to the Secretary. Patty has agreed to take this on as part of her duties.

**Future resignation of president:** Bill reminded the Board that he would like to transition out of the President role, but would stay on as a member if needed. He informed the group that Julie's term

on the Board expires this year. The Board will discuss the open position with any HOA members who are interested in serving. This will be also be discussed at the annual meeting.

**Neighborhood Watch:** Patty reported that she attended a presentation on Neighborhood Watch, sponsored by the Montrose County Sheriff's Office. Benefits of the program include:

- Improved Communications and Partnerships with Law Enforcement
- Reduction in Crime
- A More Secure and Better Prepared Hometown
- A More United Community

In order to organize as a part of this group it is requested that we identify a community coordinator and block representatives. Once organized, a sign would also be posted with the hopes that this would help deter criminal activity in the neighborhood. It was suggested that a short presentation be scheduled at the Annual Meeting. Patty will see if this is possible. Bill will include this item on the agenda for the meeting.

**Follow up on Solar System Approval Process:** Bill researched this topic to determine if state guidelines were available to incorporate in our HOA approval process. As there were no guidelines found to be followed, it was agreed that the current approval process outlined in the CC&Rs be followed (Article 4, Section 2: Architectural Control).

#### **Member Open Forum:**

**Update on 6700 Rd DeJulio Development:** Ken reported that the DeJulio brothers do not plan to develop the lots adjacent to 6700 Road. Dennis Bailey with Coldwell Banker Realty will be listing the properties for sale as individual lots. Ken continues to be involved in discussions with the City on the developers plans for the property across Miami Road. There is a plan to add 68 single family homes on the portion of the property south of Cedar Creek, although no start date has been reported. He will continue to provide updates as they develop.

Ken was thanked for all his work on these two community developments that impact our subdivision and Patty was thanked for handling the additional yearly obligations of the Secretary position and taking on these responsibilities for the HOA.

There being no further business the meeting was adjourned at 5:20 p.m.