

Columbine East Homeowners Association
Annual Picnic & Meeting Minutes
August 17, 2024 4:30 PM

After dinner and prior to the business meeting, Rex Swanson of Neighborhood Watch and Officer Travis Thompson of the sheriff's department presented information on the program and explained how Ready Op works. There is a QR code to download the app to a smart phone or members may sign up on the sheriff's office website. Having Ready Op allows users to be notified of suspicious activity in their neighborhood and to report activity to the sheriff's department. Officer Thompson gave examples of local neighborhood crime, and of positive outcomes when homeowners have received a notification and called in activity. They left enough information packets to be distributed to every home in our neighborhood. They also encouraged us to attend a meeting held every third Wednesday in the Centennial Room at 3:00. Our HOA Board will look for someone to be our community coordinator.

President Bill Maddox called the meeting to order and reviewed the agenda.

Board members were introduced and thanked for their service. Bill recognized Sandy Manzaneras for serving for the longest term, 13 years, and Julie Disher and Warren Watterman for serving 11 years.

Patty reported that we are in good financial position with approximately \$20,000 balance in our account.

Ed Spadafora reported on how irrigation has been going this summer and asked for volunteers. Bill explained the timeline for irrigation water and gave a history of what has been successful in the past for recruiting volunteers. Ideas were exchanged and it was decided to send a letter in February explaining the situation and asking for volunteers. Bill emphasized we need 12 volunteers each year, which would require each volunteer to only serve for approximately 2 weeks during the months of mid-April through mid-October. The time commitment for a volunteer is typically only 15 minutes in the morning and 15 minutes in the evening for 2 weeks. This is not a significant amount of time and residents who are still working fulltime should be able to assist in maintaining our irrigation system. Currently we have several people in their 80s who are assisting in maintaining our system. Younger people should be volunteering. In the meantime, members are encouraged to talk to their neighbors about helping out if they are able.

Old Business - Bill announced that we are compliant with the state regulations and current with registration and insurance. He reminded members that all information is available on the website, and that any type of building activity - adding on to home, erecting a shed or building a new fence, etc., should be presented to the HOA Board for approval.

New Business - The 2025 budget was approved as presented. It was noted that \$8,000 has been budgeted for the past several years to remove mud from the rocks at the Disher home. This money will probably be used later this year and if not probably next year.

Julie Disher has served on the Board for 11 years. Her term is complete this year. Bill asked for nominations for someone to replace her. There were none. Bill reported that Julie is willing to continue as a Board member and it was moved, seconded, and voted upon favorably to elect Julie Disher to another term on the Board.

Bill explained that when Pat Tobin resigned from the Board and as president last November, Bill agreed to fill in and act as president for one more year. Bill will stay on as a Board member, but an election for new Board officers will be held in October.

Bulletin Board - The neighborhood is encouraged to feel free to post community business information on the bulletin board at the mailboxes, but to refrain from religious or political postings. It was also requested that anything posted be legible.

Member Open Forum - Sandy Manzanares informed us that Wade Manzanares has been keeping the walking path that runs behind their home on Laurel free from weeds. She has learned from the city that they will be putting road base on the pathway very soon. She requested that a sign be placed regarding the leash law and a collection bin for dog waste disposal. She reminded dog owners to clean up after their pets.

The meeting was adjourned.

Homeowners Present:

Patty Amori	Walt Fulton & Nancy Foote	Nancy Meuret
Craig & Juanita Bauer	Pat Gawlinski	Harland & Laura Smid
Don & Sandra Center	Sharon Huffman	Ed & LeAnna Spadafora
Jo Ann Clugg	Nancy Lambeth	Ken & Connie Stafford
Brent & Lana Culver	Bill & Diana Maddox	Jerry & Bobby Waggoner
Don & Diana Doty	Sandy Manzanares	Debbie & Jager Waterman