

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Monday, September 30, 2024

Call to Order – The Board of Directors held a meeting on Monday, September 30 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, Julie Disher

A discussion of Covenants, Conditions and Restrictions issue, CCIOA regulations and replacement of the irrigation silt retention pit were added to the agenda.

The financial status of the HOA was reported to be just under \$19,943.86, noting there will be purchases of new brushes and scraper for the irrigation system.

Unfinished Business

Neighborhood Watch: Patty circulated the Neighborhood Watch information presented at the Annual Picnic and encouraged all to sign up using the QR Code supplied. She questioned whether to have a City sign posted and offered stickers to all who want to participate. All agreed that a sign may be helpful to deter criminal activity and suggested posting with the current speed limit sign. Patty will email information to all who have provided an email contact and request that each cul-de-sac/street identify a representative who can be used as a point of contact if suspicious activity or persons have been reported. She will act as the community coordinator until another is identified.

New Business:

2025 Annual Meeting: The date for the Annual Meeting was selected as Sunday, September 14, 2025.

Irrigation team volunteer solicitation: There have been several HOA members who agreed to participate in the irrigation team for next year. A letter outlining the responsibilities and requests for volunteers will also go out with the notice about the annual dues assessment next year. David Farley has agreed to continue to remain the Irrigation Team leader for next year.

Dave learned that along with the 43 shares of water, the HOA has a representative vote for the Uncompahgre Valley Water Users Board.

Action: The HOA Board voted to delegate authority to David Farley as the Irrigation Team Lead, and to cast the representative vote for our HOA.

Proposed City Zoning Changes: Ken provided an update on City's ongoing process to modify the City's building codes. Specifically, changes to what the City Council's role in decisions and changes to R2 zoning are of concern. He also reported that at the last City Planning Commission meeting, the developer for the property directly north of Columbine East presented a plan for 62 homes with a minimum lot size of 9,000 as required by R2 zoning rules. The ingress/egress for these homes will be directly across from Laurel Lane and across from Ivy Drive at Columbine Pointe on the east side of the development. He encouraged interested parties to stay informed by signing up at the City's website for notifications on public meetings.

Replacement of rocks for irrigation silt retention pit:

Julie asked for direction in obtaining bids for the replacement of rocks for the irrigation silt retention pit on the Disher lot. It was suggested that at least two bids be received. Bill reminded the Board that funds for this purpose have been budgeted and will be made available for this purpose.

Colorado Common Interest Ownership Act: Patty reported that CCIOA restricts the publishing of phone numbers and email addresses to the general membership of the HOA. It was thought that in the past this was done with member authorization. Patty will confirm the process with Sandy.

Election of Officers: Bill thanked the Board for their support for the last 10 years but will be stepping down as HOA Board President. All were very appreciative of his leadership and guidance.

LeAnna Spadafora was nominated for the position of Board Chair. There was unanimous approval in support of LeAnna for the Position of Board President.

Patty Amore was nominated for the position of Secretary. There was unanimous approval in support of Patty for the Position of Board Secretary.

Covenants, Conditions and Restrictions Issue: Bill briefed the Board on an issue of non-compliance that was brought to his attention related to compliance with the HOA CC and Rs. He provided background information and presented the HOA Board with the following information:

- Photographs of the property reported as being in non-compliance
- Board of Directors emails documenting the same concern from previous reports to the Board
- CC&R Article IV Restrictions – Section 13: Abandoned Vehicles and Parking and Section 14: Waste and Trash Removal.
- Montrose City Code Chapter 6-3 that covers the issues of littering, storage of litter, keeping of junk and definitions of these terms.

The Board reviewed and discussed these items in detail as they relate to compliance with the CC and Rs mentioned above. The Board found reason to notify the homeowner of non-compliance with Articles IV Restrictions – Section 13: Abandoned vehicles and Parking and Section 14: Waste and Trash Removal.

Action: A letter will be drafted identifying the non-compliant issues that will be reviewed and approved by the Board. The letter will be sent to the homeowner requesting a remedy of the non-compliance items within 30 days. A Board meeting will be convened if compliance is not achieved to consider further action if needed.

Member Open Forum: None noted.

There being no further business the meeting was adjourned at 3:50 p.m.