

Minutes of the Board of Directors Meeting of  
Columbine East Homeowners Association, Inc.  
Monday, February 17, 2025

**Call to Order** – The Board of Directors held a meeting on Monday, February 17 at 2702 Clover Ct, Montrose, Colorado. The meeting was called to order at 1:05 p.m. by LeAnna Spadafora

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

**Irrigation System:** The Board discussed a recent accident at the corner of 6700 Rd and Miami. A vehicle ended up in the ditch that requires repair of the irrigation gate. The Uncompahgre Valley Water Users were notified and Dave Farley discussed the matter with the ditch rider. While discussing the repair, it was suggested that a pipe could also be installed between the new divider box and the trash remover. This could help to eliminate mud in the old concrete vault box creating a higher velocity flow. A report was made to the Montrose Police Department to ensure that the responsible party is made financially accountable for the repairs. Moving forward with this project will depend on the cost of these improvements.

The financial status of the HOA was reported to be \$20,721.21.

**Unfinished Business:** The Board discussed a recently addressed complaint related to compliance with the CC&Rs. LeAnna reviewed the letter with the homeowner and discussed with the Board those areas where compliance was found to be achieved. The Board will determine what areas remain out of compliance and notify the City of any Code violations.

**New Business:**

**American Family Insurance non-renewal:** The Board was notified by American Family Insurance that the current HOA policy will not be renewed. The Board has until 4/20/2025 to finalize a replacement policy. According to the Colorado Department of Regulatory Agencies, HOA's must "maintain property insurance on the common elements for broad form covered causes of loss and commercial general liability insurance against claims and liabilities arising in connection with the ownership, existence, use or management of the common elements." Patsy reached out to another HOA and will also contact State Farm Insurance to see if they provide this type of coverage. Julie will also reach out to the Otter Pond Subdivision HOA to see who underwrites their policy. There is currently \$500 budgeted for insurance.

**Fence Approval Request:** The Board received a request for a privacy screen/fence to shield a portion of the backyard/patio. The homeowner submitted documents outlining the type of material, height and location (including a sketch of the area to be enclosed). The Board reviewed CC&Rs, Article IV, Section 11 addressing Fences. The height of the fence and the requested use of the screening was discussed. It was felt that the intent of a 6-foot fence request was to be for the "purpose of screening stored items of personal property." It was not evident that there was any personal property being screened by this request.

Members of the HOA Board voted unanimously to deny the request based on their review of the materials submitted and the language noted above.

**Action:** A letter will be forwarded to the homeowner noting the results of this review.

There being no further business, the meeting was adjourned at 2:15 p.m.