

Minutes of the Annual Meeting of
Columbine East Homeowners Association, Inc.
Sunday, September 14, 2025

Call to Order – The Annual meeting of the Columbine East Homeowners Association was held on Sunday, September 14, 2025 at 4:30 p.m. in the subdivision park. The meeting was called to order at 5:30 p.m. by President, LeAnna Spadafora.

Homeowners Present:

Pat and Patty Amori
Steve and Amy Bush
Don and Sandra Center
Jo and Lyle Clugg
Brent and Lana Culver
Julie Disher
David and Teri Farley
Robert and Terri Harmon
Sharon Huffman
Isaiah Knott
Bill and Diana Maddox

Sandy Manzanares
Jane Meuret and James Burr
Ken Otto
Steve and Rita Pearson
Michael Slack and Jodi Enderlin
Harlen and Laura Smid
Ed and Leanna Spadafora
Ken and Connie Stafford
Mary Ellen Trollinger
Jerry and Bobbie Waggoner
Sue Wilde

Leanna reviewed the proposed agenda. No additional items were added. Introductions were made of all homeowners present.

Financial Report: Patty reported that the balance in the HOA account is \$14,473.69. She noted that the payment for the irritation repair was made in the amount of \$6,898.73. LeAnna noted that the quick repair limited the potential for a lengthy interruption of water and she was appreciative of all who assisted in managing this unexpected breakdown.

Irrigation Status: Dave Farley thanked the 16 irrigation team members and 4 alternate on-call members for their service to the HOA, especially Ed Spadafora. He noted that the new chute that was added to remove silt from the system seemed to help with water flow. Dave was thanked for his leadership of the Irrigation Team.

New Business: Ken Otto provided a report on the City's management of the Columbine East Park. City officials reported that water conservation and a shortage of personnel may have led to the city parks not being well-maintained this summer. He reminded the homeowners that they can report and track issues on the City website and this is often the best way to get a response to concerns.

Old Business:

- Reminder to keep property free from weeds as defined in CC&R Article 4 Section 15
- Reminder to conserve water and consider watering in early a.m. or late p.m.
- Reminder to remove any unlicensed vehicles
- Reminder that all documents can be found on the website at www.columbineeasthoa.com

New Business:

2026 Proposed Budget: The proposed 2026 Budget mailed to each homeowner was approved. Bids are being requested for replacing the rock bed for the irrigation system on the property at 2801 Primrose Ct.

2026 Annual Meeting/Picnic: The date for the 2026 Annual Meeting was set for Sunday, September 13, 2026.

2027 Yard Sale: There will not be an organized yard sale until 2027. A date will be coordinated with Columbine Pointe Subdivision, and we will try to avoid graduation weekend and the annual Cobble Creek yard sale.

Election of Board Members:

LeAnna reported that the Board seats of Bill Maddox and Ken Otto are up for election. Both have agreed to serve again if elected, but all were encouraged to consider serving or nominating other homeowners. Bill reminded the group that frequency of meetings depends on issues requiring discussion, and that meetings can also be conducted via email.

Bill Maddox was nominated by Julie Disher and seconded by Jerry Waggoner. Bill reported that he would likely not serve out the full three years.

Don Center was nominated by Jerry Waggoner and seconded by Ken Otto. All were in favor of electing Don Center to the HOA Board for a three-year term. Don was thanked for taking on this role.

Ken Otto was nominated by Steve Bush and seconded by Jerry Waggoner. All were in favor of electing Ken Otto to the HOA Board for another three-year term. Ken was thanked for continuing in this role.

Bill was thanked for his service of over 12 years on the HOA Board as well as his leadership as President for the majority of that time.

Neighborhood Watch – Dave Farley provided an overview of the Neighborhood Watch program and encouraged all new to the neighborhood to contact him at the Sheriff's Department if they are interested in participating. He noted that there is a weekly meeting at the Sheriff's Department at 6:00 pm every 3rd Wednesday and the group communicates through the ReadyOp system.

Member Open Forum – Ken was asked for an update on the development along 6700 Rd. behind Columbine East. He reported that two lots are sold and site work is underway. He noted that the lots are zoned R1A and can include a two-story home. He also noted that the City's new definition of R2 Zoning includes duplexes, which will affect the northern portion of the open acreage across Miami Rd. currently undeveloped.

Patty was thanked for planning and organizing the picnic. Sandy was thanked for cooking the pulled pork. LeAnna was thanked for her leadership.

There being no further business the annual meeting was adjourned at 6:00 p.m.