

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Thursday, August 14, 2025

Call to Order – The Board of Directors held a meeting on Thursday, August 14, 2025 at 2706 Daisy Ct., Montrose, Colorado. The meeting was called to order at 2:05 p.m. by LeAnna Spadafora

Present – Bill Maddox, LeAnna Spadafora, Patty Amori, Julie Disher (Ken Otto was out of town)

Financial Status: Patty reported the balance in the account is \$14,624.75 after payment for repairs to the irrigation system of \$6,748.66.

Unfinished Business: The Annual Meeting and Picnic is scheduled for Sunday, September 14 in the Columbine East Park. Sandy Manzanares will prepare the meat. Ken Otto has two shade tents and Patty has access to another two others. Patty has ordered the chairs from M&K Rentals and will purchase buns, condiments, plates, utensils, napkins, lemonade and tea. The Board will bring desserts. Other homeowners will bring a side dish.

NEW BUSINESS: The Board discussed the recent break and repairs to the irrigation system, noting that the cause was from a poor repair to the line nearly 20 years ago, likely caused by a cable contractor. They also discussed the recent reduction in allotted water from 70% to 60%, noting that water may be cut up to 50% before the end of the season.

The Board reviewed the section of the CC & Rs and Bylaws related to the Irrigation System, noting the excellent work done by Dave Farley and the Irrigation Team. The Board discussed the proposed watering schedule put out by Dave, and the need to revisit the schedule based on what is known about the current water lines and how water limitations are affecting various homeowners based on their placement along these lines.

Watering Schedule for remainder of the season:

After much discussion, it was decided that a watering system allowing all homeowners to water every third day would increase the probability that each homeowner would have water on their day. Numbering was accomplished by looking at houses on each line and assigning a number from 1, 2 or 3.

A map of the irrigation line placement system (the best assumption from a drawing created in 2005) with homesites identified, was used to detail the plan for the new schedule. Homeowners should anticipate they will have a high probability of getting adequate water on their assigned day. It was suggested that if problems occur all should consider first discussing the issue with their neighbor to determine if others are watering at the same time.

For those homeowners currently out of town or waiting to reprogram their system, they will be asked to comply as soon as they are in town.

Action: Patty will report the new plan to Dave Farley and create a calendar with the Starting for Day 1 watering of Saturday, August 16, Day 2 watering of Sunday, August 17, and Day 3 watering of Monday, August 18, etc. Leanna will finalize a note to go with the calendar reminding homeowners to be understanding of this situation as this Board and the Irrigation Team are doing their best to allocate water fairly. Leanna and Patty will circulate the information in person to homeowners with no listed email address.

There being no further business, the meeting was adjourned at 4:15 p.m.