

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Monday, October 20, 2025

Call to Order – The Board of Directors held a meeting on Monday, October 20, 2025 at 2702 Clover Ct., Montrose, Colorado. The meeting was called to order at 1:02 p.m. by LeAnna Spadafora

Present –LeAnna Spadafora, Ken Otto, Don Center, Patty Amori, and Julie Disher

Financial Status: Patty reported the balance in the account is \$14,130.00.

Unfinished Business: *The irrigation system is scheduled for shut down on Saturday, October 25 at 10:00 am. All are reminded to blow out sprinkler systems to help avoid water freezing in pipes this winter.* There was a recent problem with water overflowing from the main ditch causing damage to one HOA property owner. It was determined that regular clean out of the main grate in the ditch had not been maintained by the UVWUA ditch rider which was thought to contribute to this problem. The ditch rider and supervisor with the Uncompahgre Valley Water Users Association were notified.

The HOA Board appreciated the response by homeowners who abided by the new watering schedule following the irrigation water restrictions and the positive response from the homeowners to help maintain the irrigation over the summer.

NEW BUSINESS: The Board discussed the accumulation of weeds along the bike path and whether this area is to be maintained by the HOA/Homeowner or the City.

Action: LeAnna will post a photo of the area of concern on the City website to determine next steps.

Election of Officers:

In compliance with the HOA's Bylaws, Election of Officers took place. By a show of hands and unanimous approval, LeAnna Spadafora was elected President and Patty Amori was elected Treasurer and Secretary. Julie Disher will continue to record minutes of the meeting to assist the Secretary with her duties.

Action: By a show of hands and unanimous approval, LeAnna Spadafora was elected President and Patty Amori was elected Treasurer and Secretary. Julie Disher will continue to record minutes of the meeting to assist the Secretary with her duties.

A thank you card for Bill Maddox's HOA service was circulated. LeAnna will drop this off with a small gift of appreciation.

Posting of Meetings: Notices of future meetings will be posted on the HOA bulletin board and on line.

There being no further business, the meeting was adjourned at 1:45 p.m.