

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Thursday, April 2, 2026

Call to Order – The Board of Directors held a meeting on Thursday, April 2, 2026 at 2702 Clover Ct., Montrose, Colorado. The meeting was called to order at 2:00 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 \$17,962.02. There is one homeowner who has not paid their HOA dues. Members of the Board will address the unpaid dues with the homeowner. Upcoming expenses include HOA liability insurance for the irrigation system (\$997.85), potential new irrigation screen and the irrigation pit clean out (estimate of \$2,430.00).

Unfinished Business: None discussed.

NEW BUSINESS:

Watering Schedule: The Board was informed that the water allowance from the Uncompahgre Valley Water Users will start at 50%, with the potential to go low enough to impact the irrigation system scrubber. It is anticipated that the percentage received may go down as summer approaches.

Dave Farley was informed that the irrigation water will be in the ditch and ready for use on April 5. Patty also reported that according to a presentation given by Andy Mueller, General Manager for the Colorado River Water Conservation District, water usage is often cut from the Western Slope first due to the needs of the Front Range. All were encouraged to conserve water now and consider visiting the Uncompahgre Valley Water Users Association webpage at <http://uvwua.com> to obtain more information.

It was proposed that the last year's schedule of watering every third day be established now. If water is cut back further, the watering schedule will be revised again to address the shortage and ensure all homeowners have access to water.

The Board was made aware of the CC&Rs and policies related to instituting a watering schedule. These will be referred to as needed should issues arise.

Weed Control: The Board discussed the increase in weeds being observed throughout the subdivision and common areas. It was suggested that a reminder be sent to homeowners about the importance of controlling weeds.

The Board was made aware of the CC&R and Bylaws Section related to Weed Control. These will be referred to as needed should issues arise.

Action: LeAnna will prepare a letter to homeowners outlining the plan for irrigation watering and a reminder about the requirement for weed control. Patty will talk with Dave Farley to finalize the start date for irrigation water and send the watering schedule and the letter to homeowners by email. A copy will be hand delivered to those without a noted email address.

HOUSEKEEPING: It was noted that the updated CC&Rs copy (May 2020) on the HOA website, does not contain the current assessment of \$100/year. It was suggested that a notice of this updated assessment be added as an attachment.

MEMBER OPEN FORUM: The HOA Board was reminded that there is a system available to sign up for emergency alerts. Website address to sign up is <https://montrose.genasys.com/portal/en>

There being no further business, the meeting was adjourned at 3:00 p.m.