

Minutes of the Board of Directors Meeting of
Columbine East Homeowners Association, Inc.
Thursday, August 6, 2026 – 3:00 pm
2702 Clover Ct.

Call to Order – The Board of Directors held a meeting on Thursday, August 6, 2026 at 3:00 p.m. at the home of LeAnna Spadafora. The meeting was called to order at 3:05 p.m.

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

Procedure to Collect Annual Dues Assessment. The Board discussed the procedure to collect Annual Dues Assessments noting that a homeowner has 30 days to respond to the Board’s certified letter (requesting payment along with late fees of 1-1/2% per month). The Board also discussed next steps for non-compliance which could include placing a lien on the property. An additional concern about weed and trash control was discussed. It was suggested that a photo of the property be uploaded to the City’s website (See, Click, Fix) for assistance with weed control enforcement. The Board will also prepare a letter to the homeowner, offering assistance with weed management and trash control.

Action: The Board will use the City’s website for assistance with weed control enforcement and create a follow up letter for assistance with weed control and non-compliance for dues payment if needed.

New Irrigation Lead. A job description for the HOA Irrigation Coordinator was reviewed, noting that David Farley would not be continuing as the Irrigation Team Leader beyond this season. This will be an agenda item for discussion at the Annual Meeting on September 13. It was agreed that it may be helpful to potential volunteers to know that the responsibilities could be divided for two residents, to spread out the duties.

1. The HOA Irrigation Coordinator ensures the proper functioning of the water system by communication with the current Ditch Rider, identifying maintenance needs, communicating issues to HOA Board and helping maintain reliable and clean irrigation water delivery for the Columbine East community.
2. Responsible for coordinating homeowner volunteers to assist with the operation and monitoring of the HOA irrigation system during the irrigation season, which typically runs from mid-April to the end of October.

The Board also noted the need to develop a list of instructions to irrigation volunteers in order to provide consistency with the way the irrigation system is managed.

2027 Proposed Budget The Board reviewed the Proposed Budget for 2027. It was noted that the work done at 2801 Primrose for the clean out of the silt pit was completed far below what was projected. Total expenses are projected to be \$5,025. Total Income is projected to be \$5,800.

Action: All were in favor of adopting the Proposed Budget for 2027 as submitted. The proposed 2027 Budget will be mailed to each homeowner with the notice of the Annual Meeting.

Review Annual Meeting Agenda: The Annual Board Meeting is scheduled for Sunday, September 13. The date for the Annual Columbine East Yard sale is being coordinated with Columbine Pointe and the suggested date is May 1. The 2027 Annual Meeting will be decided at the meeting and is suggested to be September 12. Patty will ask Sandy Manzanaras if she is willing to prepare the pulled pork. Homeowners will be asked to bring a dish to share. The HOA Board will bring desserts. Patty will rent tables and chairs and those Board members with tents will lend them to the HOA for the picnic.

There are two HOA Board seats expiring: LeAnna Spadafora and Patty Amori. Nominations will be taken at the annual meeting.

Action: Patty will send out the Notice for the Annual Meeting to all homeowners along with the proposed budget. All homeowners with email addresses will receive the notice by email. Others will receive a mailed copy.

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