

Columbine East Homeowners Association
Minutes of the Annual Picnic and Meeting
Clover Court Cul-de-sac
September 13, 2026

The Annual meeting of the Columbine East Homeowners Association was held on Sunday, September 13, 2026; following a rainy picnic the meeting was called to order at 5:00 p.m. by President, LeAnna Spadafora.

Homeowners Present:

Pat and Patty Amori	Bill and Diana Maddox
Craig and Juanita Bauer	Sandy Manzanares
Don and Sandra Center	Ken Otto
Brent and Lana Culver	Harlen and Laura Smid
David and Teri Farley	Ed and Leanna Spadafora
Nancy Foote and Walt Fulton	Ken Stafford
Sharon Huffman	Mary Ellen Trollinger
Isaiah and Judy Knott	Jerry and Bobbie Waggoner

Leanna reviewed the proposed agenda. No additional items were added. Introductions didn't happen due to the rainy weather and need to shorten the meeting.

Special thanks was given to Sandy Manzanares for preparing the pulled pork and to everyone else who braved the rainy weather to attend. Introductions of all board members were made with a brief summary of their time on the board and their job description.

Patty Amori gave a financial report: \$14,069.82 currently in the checking account

Dave Farley gave a report on the irrigation system: In spite of water shortages in the UVWUA ditches, our water has remained clean and the volunteers have done a great job of maintaining our system so everyone had water all summer. Dave thanked everyone for abiding by the 3-day watering schedule and conserving water. He will be stepping away from this position next year. He has done a fantastic job of recruiting and training volunteers and maintaining communication with the UVWUA ditchrider so we have up-to-date information. If you are already volunteering, please consider volunteering again next year; the new "lead" will be contacting you.

LeAnna gave a brief summary of the purpose of the HOA: comply with state laws; that documents including Articles, CC&Rs, ByLaws, Policy, board agendas and minutes are available on our website www.columbineeasthoa.com; collect annual dues for the irrigation system to keep it up and running and pay UVWUA for our water shares. Your volunteer board also acts as the committee to review architectural requests as well as addressing neighborhood complaints.

Examples of issues we've addressed this past year include weed compliance, abandoned car complaints, and overdue annual dues. If you are unable to resolve issues with a neighbor and wish to lodge a complaint, the first step is to send a letter citing which rules you believe have been broken and include photos.

New Business:

- 2027 Budget was mailed to members 30 days ago for your review. It stands approved as adopted unless a majority of owners veto it
- Date of 2027 Annual Meeting - September 12, 2027
- Date of Neighborhood Yard Sale – May 1, 2027. We hold our neighborhood yard sale on odd years only and have coordinated it with Columbine Pointe HOA next year
- Election of Board Members

i) Per our bylaws, the 3-year terms of board members LeAnna Spadafora and Patty Amori expire this year. No new nominations were made, no objections, so it was moved, seconded and unanimously voted by a show of hands that Patty and LeAnna were each elected to serve another 3-year term through 2029.

Julie Disher's term expires next year, 2027, and the terms of both Don Center and Ken Otto expire in 2028.

ii) In accordance with our bylaws, the Board will elect officers at their first meeting this fall.

Member Open Forum:

Sandy Manzanares shared her disappointment in the slurry seal the City contracted for this summer. The streets are uneven with bumps, divits that fill with water and will become pot holes, and gravelly areas that should have been smoothed when they were doing the work. The City did come back and redo part of Laurel.

Teri Farley asked for a report on the temporary orange "fences" placed on Miami and the issue was discussed by homeowners. Ken Otto explained why they are there and stated that the decision was not that of the City's. He also reminded everyone to use the "SeeClickFix" on the City website if you see something you think the city needs to address.

- Meeting adjourned at 5:40