

Cherry Creek Springs HOA Board of Director's meeting
Wednesday, February 24, 2021
(Zoom virtual meeting)
7:00 PM

Call to Order:

CCS President Norm Habermehl, called the 2021 CCS HOA Board of Director's meeting to order at 7:00 pm. Present at the meeting were CCS Treasure-Jennifer Lorme, CCS Secretary-Steve Abeyta and home owners Ray and Mary Doble and Michael Maule / Traci Brown.

Adoption of meeting minutes:

* December 8, 2020 Meeting Minutes- Norm stated that the draft December 8th, 2020 meeting minutes had not been uploaded to the website due to technical difficulties. Once corrected the meeting minutes would be changed from "draft" to be approved, and uploaded. Norm called a motion and a second to approve the December 8th, 2020 meeting minutes. Motion was carried, with all in favor and none opposed.

Secretary's report:

New HOA secretary Steve Abeyta introduced himself to the attendees. Explained he has been serving as secretary since mid December 2020. Steve is working on an excel spreadsheet to help the HOA log home sales and make sure fees generated from the provision of status letters are being collected. Steve has been learning a lot about this new position and is enjoying serving the community.

* *Violation summary update*- At this time there was one violation, this matter will be discussed further in the Executive session.

* *Transaction, status letters, administrative updates*- Since December we have had three new homes purchased in the community.

Lot # 113 closed on December 28th, 2020

Lot # 38 closed on February 17th, 2021

Lot # 109 will close on March 16th, 2021

- Draft 2020 Annual Members Meeting Minutes: The draft annual members meeting minutes from November 2020 have not been uploaded to the website. The status of Board review was discussed. Once the Board completes review, they will be uploaded to the website.

Treasure's report:

* Financial update 2021 annual assessments and payment updates- A new computer was purchased. We are awaiting the delivery on March 3rd. Once received, Jennifer will complete the financial update along with the 2021 annual dues assessments.

* As of the time of the meeting, there were ten HOA accounts that are still due; due in part to our delay in sending out invoices and in receiving the mail. The Board of Director's agreed to extend the payment deadline to March 1, 2021.

Action item: Norm will send out a blast email to the home-owner's explaining the problem we had accessing the mail from the PO Box along with late deposits of the HOA dues.

Old Business:

* Status of Fire District/EMT Services- There has been little interested in chairing this committee. The Directors talked about possibly disbanding this committee; if no one from the community wants to lead in this effort.

Action item: Norm will send out a blast email to invite members to chair this committee.

* Status of High speed internet providers - Michael Maule, chair of this committee, provided update to the Board. He has requested information from five providers and is waiting to hear back from providers in-order to proceed with suggestions for the community, which will be sent out in an email blast.

* ARC policies meeting minutes - No update provided. Waiting for input from the ARC members.

* HOA signage committee status update - David Biener, committee member, provided a prototype proposal and bid in the amount of \$12K for refurbishing the three HOA signs located in the community (i.e. corners of Amerind and Black Forest, Hodgen and Herring, and Walker and Bar X).

The Board of Director's liked the look of the prototype sign, but lacked sufficient information to take to the community for input. Issues discussed included need for final proposal(s) for community comment, information on sign longevity, and desire for competitive bids.

Action item: Norm to follow up with Sign Committee asking for the additional information / bids.

* 2021 Hay Harvest committee update- Janelle is still willing to chair this committee.

Action item: Norm will follow up with Janelle to get more information for the next meeting.

* Revision of Bylaws- Norm has a meeting set up with the HOA attorney and will provide more information on the outcome at the next meeting.

- * Expansion potential website access - Compartmentalization of web access is an option available to the HOA. A refresher training session with the web master to be scheduled; with Norm and Steve to attend.
- * New computer and MS Suite license - Waiting for the new computer. After member discussions, the Board of Directors approved a motion to purchase a \$430.00 file back-up system (i.e. one time set up cost for the new computer), with an annual fee of \$180 per year.
- * Common Area committee: Action plan 2021- Norm Habermehl is the interim chair for this committee. The common area committee met on Sunday, February 21, 2021. In attendance were Norm and Monique Habermehl, Steve Abeyta, Dave and Susan Beiner, Michael Maule, Traci Brown, AJ Feldkamp. During the meeting the following activities and budget requests were discussed:
 - Trail leveling and contouring \$825.00,
 - Preparing bridge footing and build across the creek \$1,200 (between Lots 36 and 37),
 - Seed trails in common area \$727.50, and
 - Pilot project of planting trees in common area \$617.50.
 - Other activities for which no budget requests have yet been submitted included Post/signs/demarcation of the common area TBD, and trail mowing and maintenance. Budget amounts were discussed and approved by the Board of Directors.

The Board approved the submitted budget proposals submitted by the common area committee.

- * Barn Preservation plan 2021: Susan Beiner (committee chair) submitted a request to the Board to approve grant match and grant financing fronting costs for the first phase grant of \$15K. Norm proposed we move forward with the first phase of \$15K grant; which the HOA will need to match 10% of the grant (i.e. \$1,500). The Board of Directors voted and approved.
- * Fire Wise USA plan 2021- Susan Beiner (committee chair) reported no new activities for FireWise USA program. A weblink related to preparing homes for wildfires was submitted, with request that the message be sent to the HOA members. We've been able to meet status requirements; with no changes in the program proposed for 2021.

Action item: Norm will send out an email blast to the community, providing the weblink.

New Business:

- * USPS mail delivery issues updated- Problems receiving mail in a timely manner from the PO Box. \$40.00 to replace keys.

Action item: Norm to follow up with the U.S. Postal service to correct problem.

- * Inquiry into commercial listing related to "members helping neighbor's website" -No interest expressed by the Board Members at following up on this unsolicited inquiry.

* Renewal of NEPCO membership- There is a \$40.00 per year fee for registration with this entity (Norther El Paso County Homeowner’s Association).

Action item: Norm will follow up Glenn Paget to see if he is still interested in this service.

* Animal control and pet clean up in Common Area– A member inquiry was received relative to dogs being walked in the common area while not on a leash. Concern expressed that other members may be walking leashed, more-aggressive dogs and not want another dog approaching them unrestrained. Questions were also raised related to dog faeces (stool) along the trails; and if policy in this area is required.

General discussion was that animals are to be “in control” at all times; with onus on member to assure their animals are welcomed by pedestrians, horse-back riders, or other members walking their dogs on a leash. A general policy on expected member etiquette and interpretation as to what constitutes a dog being in control is warranted.

Action item: Norm volunteered to draft a board policy in this area for community input and Board review for review at the next Board meeting.

Open Forum:

* How to encourage more members to join these meetings -Ray Doble asked how can the HOA encourage more members to join the Board of Director meetings. A general discussion in this area was had; without definitive conclusions or actions.

Adjournment:

The CCS HOA Board of Director's meeting was adjourned at 8:50 pm

Executive Session:

The executive session was adjourned at 9:37 pm

Secretary - Cherry Creek Springs HOA