

DRAFT

**Cherry Creek Springs HOA Annual Members Meeting
Monday, November 8, 2021
Ray Kilmer Elementary School Gym
6:05 – 7:54 PM**

Call to Order:

CCS President Norm Habermehl, called the 2021 CCS HOA Annual Members meeting to order at 6:05 pm. CCS Treasurer-Jenifer Lorme communicated her regrets in being unable to attend the meeting due to personal matters. CCS Secretary- Steve Abeyta was present.

Verification of Quorum:

Ninety (90) homeowners were represented, both in person and by proxy out of one hundred fifteen homeowners (115) in the CCS community (79% of the HOA membership).

Proof of Meeting Notice:

Proof of meeting notice was presented based on the purchase and mailing of 115 meeting notice packets from Postal Annex -Monument.

Approval of the November 18, 2020 Annual Meeting Minutes:

The November 18th, 2020 Annual Meeting minutes had been posted on the CCS website for community review. The President called for a motion and a second to approve the November 18, 2020 Annual Meeting Minutes as posted. A motion was carried, with all in favor and none opposed.

Q & A Officers Report:

PRESIDENT'S REPORT: Overview of activities and accomplishments; key targets for 2022. The report posting on the HOA website was verbally summarized and opened for discussion.

TREASURER'S REPORT: 2021 financial review and 2022 budget ratification. The President summarized the Treasurer's report (due to Treasurer absence), answering questions related to budget and providing explanation for delays in uploading quarterly financial reports to the web and electronic book-keeping challenges experienced during the year.

The proposed 2022 Operating Budget and Financial projections was summarized and discussed. The President requested a motion to adopt the 2022 budget as proposed. The motion to adopt was made, seconded, and voted on by the members present. The motion to adopt was carried, with no members voicing opposition. Annual HOA fees will remain at \$195 per year.

SECRETARY'S REPORT: An overview of the new and revised policies. Updates on homeowners transactions and summary of covenant enforcement actions. The Secretary summarized the report which was posted on the CCS community website, noting one new policy on animal control in the community was issued. Six (6) property transactions were recorded in 2021. One architectural committee application violation, and four violations that were pertaining to homeowners not reporting their mandatory water reading in March 2021 had been acted on to date.

Q & A Committee Reports:

WATER COORDINATOR: Richard Schoof spoke about the Water Augmentation Plan which is posted on the CCS community website. Richard stated overall as a community we are doing a great job with water usage and thanked the community for using less water that we are allotted by the State of Colorado. He mentioned the good quality of water we receive from the Dawson aquifer.

ARCHITECTURAL REVIEW COMMITTEE: Dave Bailor gave the ARC report which is posted on the CCS community website. Dave mentioned that the ARC proposes to no longer collect a \$25 application fee for small projects in the CCS community; but will continue to collect the \$100 application fee for new builds. Dave advised that the ARC is still working on revising their policies regarding generation and publication of meeting minutes.

BARN PRESERVATION COMMITTEE: Susan Beiner provided an update regarding the 2021 Barn Preservation which is posted on the CCS community website. Susan mentioned that the J G Evans Barn grant was approved for \$10,000 by the Colorado State Historical Fund, fiscal year 2020. Susan stated once the foundation design has been completed by a structural engineer; work will begin on the foundation.

COMMON AREA & MAINTENANCE COMMITTEE: Norm Habermehl, who serves as Ad Interim chair the spoke about the common area- maintenance report which is on the CCS community website. A limited number of members volunteer time for maintain our common areas; and may need to pursue outside contractors to maintain components of the common area. No expense was incurred for spraying the common area in 2021 (due to diligent spraying in the past years). The committee experimented in keeping the common area trails open last winter; but was not recommending this be done going forward. Members inquired if there was any resolution of the water-hemlock weeds in the creek, and what was the status of replacing the last bridge in the common area (between lots 35 and 36). Norm communicated that spraying the hemlock rooted in the waterway was not something Falcon Weed Control would do. The bridge had been budgeted to be replaced, but not done in 2021 due to lack of volunteer time/volunteer(s).

FIREWISE USA COMMITTEE: Susan Beiner spoke about the Firewise annual 2021 update which is posted on the CCS community website. Susan mentioned that thanks to members in the community, we have surpassed the requirements and qualifications to be recognized as a Firewise Community once again. CCS homeowners that have USAA Homeowner Insurance can receive a discount of a approximately \$100 off their homeowners Insurance policy.

HAY HARVEST COMMITTEE: Norm spoke on behalf of the hay harvesting committee. He read the 2021 common area harvest report which is posted on the CCS community website. Norm stated that we had a better year than the previous year for harvesting hay. Bob Olson was able to harvest a total of 135 bales of hay; generating revenue just in excess of \$525.00.

SIGN COMMITTEE: Dave Beiner spoke about obtaining twelve stone markers for our community. He mentioned the stone markers will be similar in size as to that of Wildwood Subdivision's. Dave mentioned he is gathering more information in order to present a cost estimate to the HOA.

EMT & FIRE SERVICES COMMITTEE: Douglas Cameron gave the Fire and EMT service committee report which is posted on the CCS community website. He mentioned the committee has met with the Falcon and Tri lakes. The committee will be meeting with the Black Forest Fire Chief to assess benefits for our community regarding response times for emergencies and fires.

HIGH-SPEED INTERNET COMMITTEE: Michael Maule gave the high-speed internet committee report which is posted on the CCS community website. Michael mentioned that since Century Link provides "high speed" internet capability in our area, so we are not on the critical path for local/state funding to increase or provide additional sources. Currently there are five alternative internet providers in our area. They are Stratus, Force Broadband, Xfinity, Kellin and Spectrum. Further work and investigation to be done by the committee.

SOCIAL COMMITTEE: The committee was inactive this past year, with no chair or members on record.

NEPCO REPRESENTATIVE: Glenn Paget continues to serve as our (Northern El Paso County HOA organization) representative.

Election of Board of Directors (n=3)

The 2020-2021 Board of Directors put forth their names for election; and were unopposed; resulting in the board being reinstated by acclamation for the 2021-2022 period. The 2020-2021 Board Members Norm Habermehl, Jennifer Lorme and Steve Abeyta; retaining their respective roles as President, Treasurer and Secretary.

Election of Architectural Committee Members (n=2)

David Phillips and Mark Gowler stood for election for two positions opening on the ARC (Architectural Review Committee). No other members put their names forward; with David and Mark being elected to three (3) year terms (2022-2024) via acclamation.

Q & A Discussion- Amendment and Restatement of CCS HOA Bylaws:

Member Education:

David Firmin (legal counsel from Altitude Law) provided an overview, and specific examples, as to why the CCS HOA Bylaws (1998) are outdated and require amendment and revision to comply with current

Colorado statute. H answered question from the CCS HOA members for further clarification of the proposed amended and restated Bylaws.

Open Forum / Q & A / Discussion:

A question was asked from the floor about the proposed pumpkin patch. Steve answered the question by stating that a homeowner had suggested the pumpkin patch idea to the Board of Directors. The Board followed up with a blast email to the CCS community to gauge the community's level of interest. Almost 25 Homeowners emailed the board. Some homeowners were interested and wanted more information. However, the majority of responding homeowners cited concerns about traffic, noise, security, parking, trash, etc. Steve stated at this time the idea does not seem to have any merit for the community.

In relation to this discussion, the President communicated that the Board utilizes blast emails (such as the one sent related to the member idea of a pumpkin patch) to get direct input from the HOA membership. It is a means of allowing member ideas to be shared and evaluated on their potential merit; and that these input seeking emails should not be interpreted as having already received Board endorsement.

Adjournment:

The CCS HOA Annual members meeting was adjourned at 7:54 pm.

Post Meeting Action:

2021-2022 Board of Directors meeting. The Board of Directors will retain their respective roles.D

President- Norm Habermehl

Treasurer- Jennifer Lorme

Secretary- Steve Abeyta