

CHERRY CREEK SPRINGS HOA ANNUAL MEMBERS MEETING  
MONDAY October 24<sup>TH</sup>, 2022

PRESIDENT'S REPORT

Cherry Creek Springs Home Owner's Association (CCS-HOA) has now completed six (6) years of operation as a self-managed entity; and during that period revised the Covenants, Conditions, and Restrictions (CC&Rs), taken action to revise our Bylaws to comply with current Colorado standards, and accepted the Architectural Committee's revised Residential Improvement Guidelines (RIGs) for our HOA.

Our HOA voted on amending the HOA Bylaws this past year with sixty-eight (59%) members voting in favor of the proposed amendment, two (~1.75%) voting in opposition to the proposed amendment, and three cast-ballots being spoiled (~2,5%). Forty-two (~36.5%) of the membership did not submit a ballot. In total 73 members voted, falling short of the 85 members required in the existing Bylaws to enact change. Based on the strong support expressed by members who did vote, the Board authorized Altitude Law to petition the courts to accept the amended Bylaws. The courts will hear this case on October 21, 2022.

Our Water Coordinator (Richard Schooff) continued to manage our HOA water recording and reporting responsibilities. As a community, we continue to utilize our ground water supply in accordance with the court decrees; consuming approximately 30% of what was allocated. Richard has filled this role quietly and consistently for the past six (6) years; being highly supportive to the Board during this period. Richard has informed the Board that he will do this role for one more year (2022-2023), and then will relinquish this responsibility. The next Board will need to find a replacement for Richard; and Richard has said he would train and provide guidance/support to that future replacement. Richard, a simple and well-deserved thank-you for your diligent support and service to our HOA.

During the past year, the Common Area Committee and High-Speed Internet committees were de-commissioned. Common area maintenance, oversight and coordination of work-party activity was contracted out, on a trial basis. The Hay Harvest Committee was inactive this year due to the lack of spring moisture and lack of grass growth.

Committees that remained active this past year include the Barn Preservation Committee (Chair -Susan Beiner), FireWise USA Committee (Chair - Susan Beiner), EMT-Fire Services (Chair - Douglas Cameron), and NEPCO {Northern El Paso County HOA Organization} (Representative -Glenn Paget). A new committee was formed to monitor and assess activities related to the Falcon Area Water Authority (FAWA) proposed plans to pump and pipe water from easement sites located within the HOA. The Social Committee remains chartered, albeit there is no

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formal chair or listed members. An picnic was coordinated along with Bill and May Brooks, by adhoc members, who volunteered to make it happen.

The five (5) members on the Architectural Review Committee (ARC) have been active in responding to member inquiries and prompt response to processing applications (Bill Brooks, Cyrel Taylor, David Phillips, Dave Bailor, and Mark Gowler. The committee has responded to member applications, inquiries, and completed revisions to the Residential Improvement Guidelines (RIGs). (see ARC Committee Report).

The Board has had a relatively quiet year with respect to managing member complaints; with only a couple of alleged violations requiring follow-up and action. In addition, members continue to make significant progress in property maintenance and weed-control activities.

As a self-managed entity, we rely on member volunteers to lead and support initiatives; as well as undertake self-administered tasks related to HOA operational activities. The pool of volunteers remains relatively small. Subsequent Boards will have to decide how to undertake HOA endeavors, in the event of insufficient volunteers willing and able to donate their time and services.

As in prior year's, the Board has used "blast emails" to solicit member input on topics/ideas/proposals, as a means of gauging member sentiment and interest. This process is intended to provide member input to the Board, as well as allow members making a proposal a forum by which their voices are heard within the community. The intent is to provide Board members a community perspective in the decision-making process; as opposed to decisions being made in a vacuum and based entirely on Board member personal opinions. Unfortunately, we've had some email distribution issues related to the servers some members are using. This is outside the Board's control or ability to remediate; and as such, it is unclear what, if any action, can be taken.

The State of Colorado passed House Bill 22-1137 revising responsible governance policies related to assessment of fines, collection of delinquent bills, and enforcement through small claims court. This Bill, effective in late August, will require a review of our HOA governance policies to determine if changes in our policies are required.

Next year's agenda for the Board is projected to include the following key items:

- Finding a new Water Coordinator to replace Richard,

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- Pending HOA member input, pursue discussions and actions to transfer Fire and EMT services from Falcon Fire District,
- Review of House Bill 22-1137, and evaluate if changes are required to our HOA governance policies, and
- Having the financial periodic audit completed and reported.

In closing I would like to extend my gratitude and appreciation to Steve Abeyta (Secretary) and Jennifer Lorme (Treasurer) for their involvement, support and participation on the Board of Directors. In addition, I want to thank the HOA membership at large for their support, and input to the Board, over this past year.

Respectfully,  
Norm

Norman Habermehl  
President – Cherry Creek Springs HOA (2021-2022)