

Meeting Minutes from CEPOA Board Meeting 9/24/18

**BOD Members Present:** Kathie Atencio, Mike Greene, Janice Wiskamp

**Others Present:** Richard Bell (ACC rep)

Call to Order – 6:00 p.m.

I. Treasurer’s Report: Mike Greene

Bank statement as of yesterday shows \$93,043. We have three accounts. One is restricted for a special assessment for the \$25,000 deductible for insurance. We don’t have this deductible anymore. The other two accounts are for a savings and checking accounts. Expenses include attorney fees. From now on only the BOD can contact the attorneys so that there are no expenses that we don’t know about.

Next business Mike to write up a policy for our reserve funds.

II. Approval of Minutes for 7/30/18 and 9/18/18

Kathie will make changes to the 7/30/18 notes that Mike made and we will then post them. The BOD approved the 9/18/18 minutes.

III. Open Issues: All

- a) Board Member Vacancy to be voted on (Executive Session) – Tabled this vote because we have another interested party. Tomorrow we will interview Cathy Gunderson and then decide from there on moving forward.
- b) Well Report Form Changes/updates – The forms moved forward and were mailed out. If any feedback, it would be good to hear back from community members.
- c) Amendment III re: BOD consensus – Discussion of proposed changes from the ACC.

2.3 Changing the language to say, “will not be required,” instead of “approval may not be required.”

2.3 Approval – Require a 30-day initial response from the ACC. A final decision will be granted once ACC questions are answered. We will provide another 30 days for a final decision to be made by the ACC. If at any time the applicant does not believe the process is going fast enough, they can appeal in writing to the BOD.

2.2 Landscaping – Landscaping must be in compliance with your water well decree (Arapahoe – 5,000 sq.ft. and Denver – 3,900 sq.ft.) or regulations of your source of water (Roxborough). Six trees and garden parameters are already set. Owners are required to follow the water decrees. Keep existing covenant (six trees and garden size).

2.2. Exterior Lighting – We will require that residents have to follow county requirements ([www.douglas.co.us/documents/section-30.pdf](http://www.douglas.co.us/documents/section-30.pdf)).

2.2 Plans – Final plans to be submitted in duplicate hard copy or a single electronic file and will be approved in writing by the ACC. The approval will be sent back to the property owner.

2.2 All structures on the individual's lot should be in harmony with each other.

We stopped at section 2.4 (page 3) of the draft amendments and tabled further discussions for our next BOD meeting.

d) Horse Trail Signs/Mowing/Dead Trees

Horse trail signs – Janice and Kathie drove through the open space. More signs needed so we have a new total of signs to be dealt with. One bid so far is for \$43/each not including installation. Janice wants to have a committee to come up with the signs and have a limit of time to do this. We will send out to Glen's list to form a committee to look at deciding what the signs will look like. If no volunteers, BOD will bid out replacement of signs.

Open space – We also discussed the trail down in the ridge. Janice will look at a bid for mowing down there in the open space and whether or not it is feasible.

Dead trees have been taken care of.

e) Draft Letter for Post RWSD hook up deadline – Table the RWSD letter for a future date.

IV. New business

a) Volunteer for Well Reports to replace Janice – We need someone to help with this for next year. Kathie to follow up with Terry on this to see if he is still interested.

b) Volunteer for Roster Updates – Janice has not found time to make calls. Kathie will do this to try to get contact information from them. Janice to send out the latest community list to Kathie.

c) Status on Liability Form – legal review. The forms were sent to the attorney who is looking at them. Waiting for a response from the attorney.

Signatures on 2018 Amendment of Rules 1.3, 2.10, and 15 to allow waiving late fees. Approval of the meeting minutes for June 19, 2018, show that the amendment was approved by the BOD.

e) Mike volunteered on researching and reporting back to the membership on the sale of a property with a well on it. According to David White, the State wishes to keep current on who owns water wells within the state. A new owner of a well (like with a home sale) is

supposed to file a form with the State Engineers Office with the name of the new owner. Mike to review this as well as the requirements to plug and abandon (P&A) a well. Mike also volunteered to talk to the Water Board. Mike will also call Jeffers to let him know that the BOD will provide him any future directions.

Meeting adjourned at 8:30 p.m.

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Janice Wiskamp, CEPOA President

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Date

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Kathleen M. Atencio, CEPOA Secretary

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Date

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Mike Greene, CEPOA Treasurer

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Date