

CHATFIELD EAST PROPERTY OWNERS

Monthly Meeting Agenda

6pm June 29, 2020

Conference call due to covid-19 social distancing recommendations

Type of Meeting: Monthly

Meeting Facilitator: Janice Wiskamp

Invitees: BOD/ACC rep

- I. Call to Order/No Conflicts/Confidentiality - 6:05pm
- II. Roll Call: Kathie Atencio, Janice Wiskamp, Ryan Patterson, Cathy Gunderson, Mike Green
- III. Approval of Minutes: (NM) - approved and posted
- IV. Approval of Treasurer's Report - approved
- V. Open Issues:
 - a. Restatement of Covenants – Nina will export as a PDF and we can send to the membership with a summary and invite comment.
 - b. Mike Green will investigate whether we need additional insurance for the possibility of daycares in the neighborhood.
 - c. Water/Well
 - Motion to have our water attorney (Steve Jeffers) to hire a water engineer to begin the process of lowering our pumping obligations. Initial expenditure up to \$25K. Passed unanimously. Kathie Atencio will draft the communication and Janice will send. Cathy Gunderson will help.
 - Will add an FAQ page to our CEPOA.org website explaining the existing water decrees and our actions with regards to reducing our pumping requirements. Janice will send the beginnings of this around to the Board for comment/additions.

d. Horse Trails (KA) - Nina shared the preliminary map with Janice and Kathie Atencio. Kathie will address and map the remaining open space to the South of the neighborhood.

VI. New Business:

a. Complaint(s) -

- We are looking to more clearly define our complaints process. Mike Green is working on this.
- Complaints on several lots regarding architectural changes that have not been approved or not been completed in time.
- Recurrent complaints regarding use of lot for storage of debris,
- Clearing of lots for blacktop parking, commercial use which is contrary to CEPOA covenants and county regulations - we have a formal complaint on this one. Janice will contact the lot owner in question and require them to cease and desist. She'll send out an email recapping their call. We will involve the lawyer if necessary.

b. Annual Meeting - we can't hold it at the firehouse this year due to Covid-19. Kathie Atencio will investigate conference call services that will allow for an operator to help facilitate muting and questions, allowing members to join via video call, internet or phone. Janice will send language for an email that Nina will send to the membership regarding the fact that we won't be having an annual meeting at the firestation

For Next Meeting:

- Revise bylaws and complaint process
- As we get closer to the August 1st deadline for addressing the violations laid out in our May letter, we will determine who is still in violation and will contact them directly for formal notice.