

Meeting Minutes from CEPOA Board Meeting 6:00 p.m. January 27, 2020
(will approve at next BOD meeting in February)
Old Blinking Light Meeting Room

Type of Meeting: HOA BOD Meeting

BOD Members Present: Janice Wiskamp, Mike Greene, Nina McVicker, Cathy G. Kathie A. - several residents in attendance - sign-in sheet on file.

1. Call to Order/Declaration of No Conflict of Interest: 6:00pm
2. Roll call
3. Approval of Minutes from Last Meeting (NM) - this was actually done in December. Minutes posted to website.
4. Treasurer's Report
5. 2019-20 Budget Review (MG)
6. Open issues
 - a. Covenant 8 discussion about requested variance for a desired daycare (prospective purchasers of Lot 3, prospective sellers of Lot 3, Keith Lehman, Mike Greene, John Gorzelanski, Frank Elliott). Each member or guest wishing to speak was given 5 minutes to voice opinions. Discussion followed with 8 guests expressing negative concerns; 1 member arguing for and 2 with no comments. 3 non-member guests argued for the daycare citing HR/County provisions. 1 member reminded everyone that CEPOA covenants may be more restrictive than the county's. Janice reminded the audience that the proposal is in violation of current covenants and that rewriting them will require a 61% vote.
 1. Arguments for (presented by prospective buyers/sellers of Lot 3):
 - a. It's a licensed, state-approved small daycare
 - b. Prospective buyers love the home and the neighborhood, feel it's ideal for their daycare and for their elderly father to come live with them
 - c. House is perfect for daycare, which is their main source of income
 - d. Buyers offered to buy a van/pick up kids to reduce traffic
 - e. Kids would not be outside much and they would not use the park
 2. Arguments against (presented by Keith L, John G, Mike G, Bobby B, Frank E, Kathie A, Barb T):
 - a. Daycare is too disruptive a business
 - b. Too much of a liability
 - c. Sets a precedent of variances which will open up the HOA to lawsuits as future business will also want variances.
 - d. Our neighborhood is special because we don't have businesses

- e. We don't want to be Highlands Ranch or Sterling Ranch
 - f. Making exceptions opens doors
 - g. We are predominantly a retirement community
 - h. This would be a game changer and can't be allowed.
 - 3. Mike G proposes that the BOD will look at how Highlands Ranch defines/allows businesses, then will submit a recommendation to our Attorney for advisement, and will present proposed changes to the membership as part of our Amendment III updates. - passed unanimously among BOD members
 - b. Proposed Amendment III: any updates (ALL)
 - i. Made great progress! Went from IX Animals and Wildlife and ended with XIV. ASSESSMENTS
 - ii. Will pick up at XIV. ASSESSMENTS at our next meeting.
 - c. ACC Guidelines: Location (JW)
 - i. ACC is now addressed in ARTICLE III of our CEPOA Working Document proposed changes.
 - d. Well/Water Usage Update (Atty. Jeffers) - no update yet
7. New business
- a. Board Vacancy Announcement (CG)
 - b. Assessment Collection follow-up email (JW) - 74 members have paid as of meeting date
 - c. Rules: notifications via email; waving of Interest on Assessments (post); written/verbal complaints; (JW/MG)
8. BOD Meeting Schedule for 2020
- a. Feb. 24
 - b. March 30
 - c. April 27
 - d. May 13th for annual meeting?
9. Set date for Annual Meeting - June 17 - NM will check with Fire House for availability
10. Adjournment 8:47pm

Nina McVicker

Nina McVicker, CEPOA Secretary

1/27/2020

Date