

Chatfield East Property Owners Association

General Board Meeting

August 17, 2022

6 PM via Zoom

Board Attendees:

Kathy Kirchner
Mark Hochstedler
Mary Gross
Katina Swenson
Teresa Spencer

Other Attendees:

Community Members

1. Meeting called to order 6:07
2. Unfinished Business
 - a. Covenant Amendment
 - i. Schedule Meeting with ACC to discuss ACC Guidelines
 - b. Denver aquifer augmentation
 - i. SWAP water has been leased for 2022, and a new lease is in the works for 22-23 to satisfy our augmentation obligations.
 - ii. No update on augmentation case.
 - c. Valley View Church waterline easement request
 - i. The attorney has received the easement back from Rox Water with minimal edits and is discussing two minor edits with Rox Water. The Board is waiting for additional details from the attorney.
 - d. 40 acre (aka 4T) rezoning
 - i. Status
 1. Courtesy notification letters sent to adjacent property owners and those within 300' on 8/5/22, the Board did not receive a letter
 2. 21 day referral period could start any day, comments received during referral period are included with Planning Commission report to the County Commissioners
 3. Outreach to County Planner
 4. Outreach to County Commissioner Lora Thomas – advised conflict of interest and cannot speak to us about it due to open file
 - ii. Board Review/Discussion
 1. Board confirmed vote to oppose subdivision during a Special Meeting of the Board on April 8, 2022.
 2. Received required signatures from community for Covenant Amendment. 3rd amendment recorded June 16, 2022
 3. Posting proposed rezoning related information on CEPOA website under News and Events

4. Ratify email vote by Board taken on 8/13 approving to take a maximum \$5k from the CEPOA business reserve account to retain attorney for rezoning counsel.
5. Board will explore dates and times to hold a Special Meeting. Target date is September 7th.
6. Letter response to Douglas County Commissioner and Planning Commission
7. Attend hearings, dates TBD
8. A non-Board-sanctioned group called SOS formed independently to inform and educate community members. The Board discussed coordinating information (the rezoning process and educating community members on best ways to participate) with SOS group.

3. New Business

- a. Notice to Board of Backcountry Outdoor Center Project to be located off Hwy 85, 1 mile south of Titan Road on Ron King Trail.
- b. Exploration of potential impacts of HB 1137 and 1139 to Covenants and Bylaws
- c. Notice to Board of proposed Douglas County training center shooting range expansion

4. Open Forum

- a. Member questions and concerns about 40 acre rezoning (typical)
 - i. How can lot 25 be rezoned or removed from the Chatfield East subdivision?
Response: attorney is reviewing
 - ii. Where can members get more information? Response: Contact Board member or SOS, links were shared in the Chat
 - iii. Safety concerns about rezoning include traffic, fire evacuation, additional traffic past day care center
 - iv. Other concerns include water supply, sewer and drainage
 - v. Suggest Board include Chatfield Estates in proposed meeting

5. Kathy motioned to adjourn; Mark seconded. Meeting adjourned 7:17.