

# CHATFIELD EAST PROPERTY OWNERS ASSOCIATION

## GENERAL BOARD MEETING

10/19/22 AT 6:00 PM

1. CALL TO ORDER at 6:04 PM
2. ESTABLISH QUORUM
  - a. Board Members present (3 constitute a quorum):
    - i. Kathy Kirchner
    - ii. Mark Hochstedler
    - iii. Katrina Swenson
    - iv. Teresa Spencer, acting as secretary in Mary's absence
3. CONSENT AGENDA
  - a. **MOTION** to approve minutes from previous Board Meeting(s):
    - i. 9/21/22 General Board Meeting
  - b. Motion made by Mark H, seconded by Kathy K, and unanimously approved
4. OPEN FORUM/COMMUNITY COMMENTS – Proposed Motions
5. COMMITTEE REPORTS - NA
6. UNFINISHED BUSINESS
  - a. Covenant Amendment – Architectural Control Committee (ACC)
    - i. Posting ACC Guidelines as working document pending legal review
  - b. Denver aquifer augmentation
    - i. Well Reports
      1. Mandatory Well Reports by all members were to be completed and returned by 10/10/22
      2. Kathy G confirmed that all reports have been received. None are outstanding.
    - ii. Augmentation Plan
      1. Efforts to change the augmentation plan are still in progress
      2. Oct 6, 2022 Water Board status conference results pending
  - c. Valley View Church waterline easement through CEPOA open space
    - i. Roxborough Water is proceeding with survey and final design
  - d. 40-acre (aka 4T) rezoning
    - i. Buyer has terminated contract for the 40 acres following letters to developer/owner/planner from CEPOA land attorney outlining legal problems with the purchase
    - ii. Lot 32 access easement does not include emergency access which would be required for development of the 40 acres
    - iii. No further action needed at this time
  - e. Impacts of recent changes in Colorado State law (including House Bills 1137 and 1139) to Covenants and Bylaws

- i. **MOTION** to approve legal review of covenants, bylaws and ACC guidelines for enforcement policy, collection policy, conduction of meetings and member communication compliance
    - ii. Motion made by Kathy, seconded by Mark and unanimously approved
    - iii. Next steps would be for Board to present any covenant changes, if required, to members for approval
  - f. Communications
    - i. **MOTION** to approve letter to all members to update address, phone and email contact information pending legal review of member communication requirements
    - ii. Motion made by Teresa, seconded by Katrina and unanimously approved.
- 7. NEW BUSINESS
  - a. Katrina Swenson to resign pending house sale, new Board Member at large needed.
    - i. Are there any volunteers?
  - b. Removal of dead trees at entrance
  - c. Veterinary clinic per 10/7 email
- 8. EXECUTIVE SESSION ANNOUNCEMENT - NA
- 9. OPEN FORUM/COMMUNITY COMMENTS - General
  - a. Housekeeping: Each participant who would like to speak will be allotted three minutes to voice questions, comments, or concerns. The host will unmute residents, one at a time, for their turn to speak. After three minutes have expired, the participant will be muted, and the next participant will be provided their opportunity to speak. At any time during the meeting, please feel free to type any questions you have in the Chat.
  - b. Member Comments:
    - i. James H, Lot 26, requested an update re: Douglas County erosion compliance surrounding the water easement for Valley View Church. Also requested to give adjoining lot owners notice and publish the plans.
    - ii. Kathy G requested that notice be provided to neighborhood if anything changes regarding status of the 4T.
    - iii. John posted a question in the chat requesting more details re: the House Bills that recently passed in Colorado. Mark advised that they took effect in August of 2022. The Bills address covenant enforcement, conduct of meetings and collection of dues / fines. Links to be added to CEPOA website for reference.
- 10. ADJOURN – motion made by Kathy, seconded by Teresa and approved at 7:12 PM