

# CHATFIELD EAST PROPERTY OWNERS ASSOCIATION

## GENERAL BOARD MEETING

11/16/22 AT 6:00 PM

1. CALL TO ORDER at 6:08 PM
2. ESTABLISH QUORUM
  - a. Board Members present (3 constitute a quorum):
    - i. Kathy Kirchner
    - ii. Mark Hochstedler
    - iii. Mary Gross
    - iv. Katrina Swenson
3. CONSENT AGENDA – Awaiting Oct minutes to approve, will add to Dec Board Meeting agenda
4. COMMITTEE REPORTS - NA
5. UNFINISHED BUSINESS
  - a. Denver aquifer augmentation
    - i. Well Reports
      1. 100% of membership submitted required reports, annual report has been submitted to the Water Board
      2. No further action needed until next year
      3. Note 3 members are not on Roxborough Water so dependent on wells, they still pay monthly bill to Roxborough Water
    - ii. Augmentation Plan
      1. Lease water for 10/22-23 is under contract, Mark awaiting bill
      2. Efforts to change the augmentation plan are still in progress
      3. No additional comments received in Oct comment period
  - b. Valley View Church waterline easement through CEPOA open space
    - i. Roxborough Water is proceeding with survey and final design
  - c. Covenant enforcement, collections policy, and ACC Guideline review for conformance with Colorado State law (including House Bills 1137 and 1139) still in process.
  - d. Communications
    - i. Next Board meeting scheduled for 12/21, keep the date for those that can attend.
    - ii. Letter to all members to update address, phone and email contact information pending legal review of member communications requirements
      1. Suggest primary and secondary contact information (only) and means to contact if no email available
      2. Consider combining request with annual or special meeting notice
  - e. Board member at large to replace Katrina Swenson once her house sells
    - i. Will reach out to membership for replacement once timing is known, no further action needed at this time
  - f. Dead tree removal at entrance
    - i. Some trees are in Douglas County right of way so Douglas County should remove
    - ii. Douglas County recycle should take them but is not open until April 1

6. NEW BUSINESS

- a. CEPOA's Budget approval and ratification process has not been conducted in line with Colorado statutes, and CEPOA's covenant enforcement fund required by its declaration is missing.
  - i. Board must vote on a budget and budget must be ratified by membership prior to sending member assessments
    - 1. Mark will put together a budget for 2023
    - 2. The board will vote on the budget at the next regular meeting and discuss a plan to fast track member ratification prior to sending 2023 member assessments.
  - ii. The Board will discuss a strategy to align the Annual meeting with budget ratification and with Board member elections moving forward.
  - iii. Mark will research the best way to establish covenant enforcement fund.
- b. CEPOA's 2021 QB backup flash drive has not been returned
  - i. Kathy will contact past treasurer and ask to return the flash drive.

7. EXECUTIVE SESSION ANNOUNCEMENT - NA

8. OPEN FORUM/COMMUNITY COMMENTS - General

- a. Member Comments: None

9. ADJOURN – motion made by Mark, seconded by Katrina and unanimously approved at 7:08 PM