

# HANDOUT FOR ANNUAL MEETING OF THE MEMBERS for CHATFIELD EAST PROPERTY OWNERS ASSOCIATION, INC.

**Date and Time of the Meeting:** November 9, 2023 at 6:00 PM

**Place of the Meeting:** Valley View Christian Church, 11004 Wildfield Ln, Littleton, CO 80125

**Expanded Agenda for the Meeting:**

1. CALL TO ORDER
2. ESTABLISH QUORUM
  - a. Members present (25% or 26 lot owners constitute a quorum, note quorum is NOT required to ratify the budget))
  - b. Introduction of new members
  - c. Housekeeping: Each participant who would like to speak will be allotted three minutes to voice questions, comments, or concerns. After three minutes have expired, the participant will be asked to sit down and the next participant will be provided their opportunity to speak.
3. CONSENT AGENDA
  - a. Reading of 2022 Annual Meeting Minutes
  - b. **MOTION** to approve 2022 Annual Meeting Minutes
4. BUSINESS
  - a. Ratify CEPOA 2024 Budget
    - i. The budget is automatically ratified unless there are 51 objections. Once the budget is ratified, we can send assessments for annual dues.
    - ii. **Are there any objections to the proposed 2024 Budget?**
    - iii. Assessment notice will be sent to all members early January, annual dues are **due March 1, 2024**
    - iv. Treasurer's report
  - b. Governing Document changes since last annual meeting
    - i. 2022 Covenant Amendment 3 – changes to Covenant 1 to disallow roadways on residential property (was a rule in the Bylaws) and to Covenant 2 to clarify ACC and Board responsibilities in regards to the ACC
    - ii. 2023 Collection, Enforcement and Meeting Policies – consistent with current House Bills
    - iii. 2023 Bylaws Amendment – changes to bylaws and rules for consistent incorporation of covenant amendment and policies
    - iv. Architectural Control Committee (ACC) Guidelines – finalized and published
    - v. 2023 Covenant Amendment 4 – one time \$500/lot Special Assessment
  - c. Water well augmentation and reporting
    - i. Water Decree finalized May 18, 2023 is a legal document that cannot be changed without going back to court
    - ii. CEPOA no longer needs to provide pumped augmentation water, saving an estimated \$4000 per lot assessment to repair the deep well pump

- iii. 22 lots listed in decree need to apply for new well permit by Nov 18, 2023 to continue using Denver Aquifer well, no impact on Arapahoe Aquifer wells, all others no longer allowed to use their wells
  - 1. 22 listed are based on Sept 2021 Well reports question “Would you be willing to discontinue use of your Denver well to save our community the costs associated with the current augmentation decrees?” Only the 22 who answered NO were put on the list in the decree
  - 2. Working through a change to the list of the 22 since 3 no longer use well or their well is actually in Arapahoe aquifer
- iv. Denver well augmentation is from G3T ditch May-Sept, per decree CEPOA still needs to lease augmentation water from Castle Rock for Oct-April
  - 1. In 2024, need 2.768AF at \$405/AF = \$1,121 but have \$828.93 credit so expect total of \$292
  - 2. Proposed change to covenants would push leased water cost to the remaining users listed in the decree, if passed
- v. Mandatory well reporting continues and will be submitted in November 2023
- vi. Water well economics example:

	Avg Winter (Oct-Apr) \$/mo	Avg Summer (May-Sep) \$/mo	Annual Cost	Annual Savings
Lot 1 with well*	\$84	\$84	\$1010	\$296
Lot 1 w/o well	\$87	\$139	\$1306	
Lot 2 with well*	\$99	\$99	\$1190	\$127
Lot 2 w/o well	\$102	\$120	\$1317	

\*calculated from winter month use less water for stock tanks

- 1. Lot 1 has 2 horses and extensive garden with drip irrigation
- 2. Lot 2 has 2 horses and sprinklered lawn
- 3. Simple Payback
  - a. Consider the cost to repair the deep well would have been \$4000 per lot so simple payback would be 13+ years
  - b. Cost of a new individual well is \$30k-\$50k so simple payback would be 100+ years

d. Covenant Restatement

- i. Purpose is to bring our covenants into compliance due to the recent change to our water decree and some outdated and unmanageable clauses in the present documents. Highlights of the changes include:
  - 1. Combined the original 1978 covenants and 4 minor amendments into 1 document that is easy to navigate and read
  - 2. Removed or updated out-of-date articles referencing such things as our original water decree and articles related to Douglas County Zoning or Colorado State law to bring into compliance
  - 3. Added Indemnification, Limitation of Liability, and Insurance clauses to better protect the Association and Board members regarding litigation
  - 4. Clarified sections that were vague

5. Removed overreaching sections so now require the Board to use due process to better protect owner's rights
  - ii. Collect and count ballots and proxies, need 60% or 62 lot owner approval to pass
  - iii. If we don't have 62 approvals, we ask members present to fill out proxy for 2<sup>nd</sup> attempt in near future
- e. Communications
  - i. Contact map available. If your number is not posted and you want it added, complete Member Contact Information Form and check the "I consent..." box
  - ii. If you are not receiving emails, complete the Member Contact Information Form
  - iii. Website overview (attached)
- f. Open discussion – any questions or comments?
- g. Election of new Board Members
  - i. Two people are listed on the ballot, 3 more positions are available – are there any nominations from the floor?
  - ii. Ballot is a secret ballot, please complete 1 for each lot and place in ballot box
  - iii. Need 2 volunteers to count ballots
  - iv. Announcement of new Board
    1. New Board will meet following adjournment to determine officers and Board meeting schedule

5. ADJOURN



Navigate from top, side bar or icons

### Our Board of Directors

Posted on September 13, 2021

- Kathy Kirchner  
President
- Mark Hochstedler  
Treasurer
- Mary Gross  
Secretary
- Teresa Spencer  
Member-At-Large
- Katrina Swenson  
Member-At-Large



#### Search

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#### Contact Us

Chatfield East Property Owners Association  
P.O. Box 192  
Littleton, CO 80160

#### Annual Dues

Due: January 1

Amount: \$250

Mail To:

Chatfield East Property Owners Association  
P.O. Box 192  
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### Welcome

Posted on May 6, 2018



Governing Documents



Meetings/Events



Water Info



Financial Info



Contact Us



## Governing Documents

CHATFIELD EAST PROPERTY OWNERS ASSOCIATION > GOVERNING DOCUMENTS

### GUIDE TO CEPOA GOVERNING DOCUMENTS

Official Documents:

Covenants

Bylaws, Policies and Rules

Architectural Control Committee (ACC)

Instructions and Forms

Other Helpful Documents:

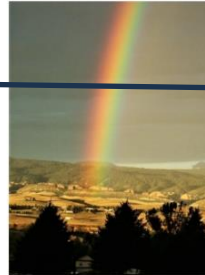
Annual Disclosure Statement

CE Map

Insurance Documents

Services Information

Documents Being Reviewed



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Conformed guide with all governing documents

List of utilities and services

Documents being reviewed by the Board



## Meetings, News And Events

CHATFIELD EAST PROPERTY OWNERS ASSOCIATION » MEETINGS, NEWS AND EVENTS

### CEPOA Member Meetings

**SPECIAL MEMBER MEETING Thursday, September 21, 2023 at 6:00 pm at Valley View Church. All members are encouraged to attend. If you cannot attend, please submit proxy prior to the meeting.**

### CEPOA Board Meetings

**Board Meetings are normally held the 3rd Wednesday of each month. All members are welcome to attend. The next Board Meeting is:**

**After the SPECIAL MEMBER MEETING on Thursday, September 21, 2023 at 7:00 pm at Valley View Church**

**You may email [admin@cepoa.org](mailto:admin@cepoa.org) for the Zoom link.**

[Meeting Agendas and Minutes>>](#)

### Do you want to be a CEPOA Board Member?

If you are interested in serving on the Board, submit your name using Contact Us. All interested parties will be added to the Ballot with elections held at the November 2023 Annual Meeting.

### Colorado forms HOA Task Force

House Bill 23-1105 was signed into law on May 24, 2023, establishing a Colorado-State level task force to examine various issues impacting homeowners' rights in HOAs. The purpose of this task force is to address concerns related to firing practices, foreclosure practices, communications, and document availability within HOAs. The task force will be appointed by August 1, 2023, and its primary objective is to evaluate these matters thoroughly. By doing so, it aims to enhance transparency, fairness, and overall homeowner satisfaction within communities.

If you have any questions, concerns, or wish to provide input to the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) has additional information.

### Good news on the Water Decree!

The Water Decree to eliminate the need for pumped or supplemental augmentation water while allowing 22 lot owners to continue using their Denver wells for stock and agricultural purposes was finalized and filed May 18, 2023 and has been filed in Douglas County Real Property Records. For more information go to the Water Info page.

### Car Cruise Postponed – Date TBD

Car Cruise has been postponed with date to be determined. When it happens, participants should meet at Frank Elliott's (lot 61) at 11:00 am, neighborhood route will be shared at that time. If you plan to cruise, please RSVP to Janice Wiskamp or Cathy Gunderson. If not cruising, come out to watch!

### Member Contact Information

Members are encouraged to keep contact information up to date using the Member Contact Information Form. Email correspondence will only be sent to owner and co-owner email addresses submitted on the form, the member contact map will only include telephone numbers of those that give consent to publish on the form.

### What's Happening Around Us

The CEPOA receives courtesy notifications of proposed developments near our subdivision from the Douglas County Planning department. Unless there is a conflict with our covenants, the CEPOA Board will not provide comments on these proposals but some property owners may wish to do so.

A brief summary of such notifications with a link to more information will be posted in this space. Whether you are for or against the proposal, you may provide comments to Douglas County Planning within the comment period. Be sure to include the planning department reference number with your comments.

- HRCA/Backcountry Site Improvements near Hwy 85 and Ron King Trail, comments due by April 13, 2023. For more information go to at Planning Pro - Site Improvement Plan - Revision (SP2022-135) (douglas.co.us)
- Douglas County Planning is considering a DCZR amendment to allow Class 1 Home Occupation businesses to operate in a detached accessory structure, comments due by Sept 8, 2023. For more information go to Douglas County website at [www.douglas.co.us/PRO](http://www.douglas.co.us/PRO) and enter the project file number **DR2023-002** in the search tool.



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Repository for approved agendas and minutes



## Water Info

CHATFIELD EAST PROPERTY OWNERS ASSOCIATION > WATER INFO

### Good news on the water front!

The Water Decree to eliminate the need for pumped and most supplemental augmentation water while allowing a small percentage of lot owners to continue using their Denver wells for stock and agricultural purposes is complete. The final Water Decree was filed May 18, 2023 and has been filed in the Douglas County Real Property Records.

The Water Decree requires the 22 lot owners listed in the decree who wish to continue using their Denver aquifer well to file an application for a new well permit with the State Engineer via the Colorado Division of Water Resources. The application must be filed within six months of the decree filing date (so by November 18, 2023) and include an affidavit confirming ownership of the water and decree compliance. A template for the affidavit is attached to the decree.

- [Read our water history here >>](#)
- [Beginners guide to augmentation plans >>](#)
- [Find your well permit info here >>](#)

### Water Decrees relating to the Subdivision:

These are the relevant decrees for the subdivision wells with a description provided by attorney Steve Jeffers of Lyons Gaddis, PC:

Double-click on items in the first column to reach Hotlinks to original documents.

<a href="#">WaterDecree1-W-8568-77.pdf</a>	The oldest decree W-8568 was for the first 100 lots and allowed irrigation of only 1,300 square feet on each lot. 82CW203 amended the original plan to substitute the LFH well as a source of replacement for the earlier described Arapahoe well.
<a href="#">WaterDecree2-82CW203-W-8568-77.pdf</a>	83CW32 just increased the amount of LFH water decreed for the well on the subdivision. Some of that water was decided to the POA to be used in the augmentation plans.
<a href="#">WaterDecree3-83CW32.pdf</a>	
<a href="#">WaterDecree4-89CW068.pdf</a>	The next decree 89CW068 increased the irrigated area allowed on each lot to up to 3,900 square feet, and allowed up to 4 horses on each lot if the irrigated area is a little smaller. These augmentation decrees were for wells in the Denver aquifer.
<a href="#">WaterDecree5-99CW198.pdf</a>	99CW198 was to define the available water under the subdivision from the Arapahoe wells, and to approve an augmentation plan for those wells, including wells on the open space parcels for the first time. It increased the irrigated area to 5,000 square feet if an Arapahoe well is used.

[WaterDecree6-2021CW320](#) eliminates the need for pumped and most supplemental augmentation water while allowing a small percentage of lot owners to continue using their Denver wells for stock and agricultural purposes.



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Water History

Current Arapahoe water decree

Current Denver water decree