



Country Club

Homeowners' Association

Dedicated to the protection of our property values and quality of neighborhood living

MINUTES of the COUNTRY CLUB HOA ANNUAL MEETING – 2 NOVEMBER 2019

Steve Paradis, President of the Country Club Homeowners Association (CCHOA), called the Annual Meeting of the CCHOA to order at 9:00 am on 2 November 2019 at Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909. Fifty two (52) homeowners or their proxies were in attendance.

The agenda for this meeting is provided in Attachment 1.

Steve Paradis presided over the meeting and welcomed all who came to this meeting. He then introduced and thanked the current CCHOA Board members:

- President Steve Paradis
- Vice President . Janice Marie-Gallof (History)
- Treasurer Marty Henderson
- Secretary Sandy Gallof
- At-Large David Corrow
- At-Large Dorothy Hornby
- At-Large Ken Francois (CONO)
- At-Large Dave May
- At-Large Vonney Northrop
- At-Large Vicki Tostanoski (Communications)

Steve also recognized Susan Henderson for her work on the Newsletters.
Steve recognized Dave May and Sandy Gallof for their work on the Covenants.
Steve recognized Tom Waugh and Vonney for their work on the Block Party and Garage Sale respectively.

2019 in Review:

1. Steve talked about when he moved into the neighborhood in July 2006 and discussed what it means to be a community.
2. Steve discussed how the HOA almost ceased to exist in 2012 and the evolution of the Board of Directors.
3. In 2013-2014, the Board concentrated on what to do to build community.
4. Steve discussed how the HOA was instrumental in closing Palmer Park during the Waldo Canyon fire and how the HOA paid to turn the streetlights back on when the City ran low on funds.
5. Steve introduced Marty as the Treasurer and Trash Service Coordinator. Steve mentioned that people using the discounted trash service can save up to \$130 a year.
6. Steve discussed external threats to the neighborhood.
 - a) Steve stated we are in a high fire danger area.
 - 1) Steve said we are one of 25 Firewise Communities in the Colorado Springs area.
 - 2) This designation can save USAA members 5% in their homeowner's insurance.
 - 3) Steve mentioned State Farm is also looking at offering a similar discount for Firewise Communities.
 - 4) Steve stated that the Pinecliff HOA was able to get a \$1 million grant for fire mitigation work in Ute Valley Park and we are now working with the Fire Department to get a \$70,000 grant for fire mitigation work in Palmer Park.
 - b) Short Term Rentals
 - 1) Steve stated we are not concerned about owners renting out one or two bedrooms of their house.

- 2) The concern is when the owner rents out the entire house and the owner is not residing in the house.
7. Steve discussed internal threats, specifically apathy.
 - a) Only about 60% of the 316 homeowners participate in the HOA.
 - b) Steve asked how we can get more people involved.
 - c) Steve mentioned that working in the HOA allows people to meet more of their neighbors.
 - d) Steve suggested the need for more social events to bring people together.
 - e) Steve mentioned the drainage issues primarily on Chelton Road and how we need to work with the City to improve drainage on that street.
8. Steve then introduce Vicki to discuss communications.
 - a) Vicki stated that, in 2019, she worked to clean up the web site and make it more informative.
 - b) Vicki stated that all meeting minutes, active Covenants, the Bylaws, and Articles of Incorporation are now on the web site
 - c) Vicki stated that she would like to see more email rather than hard copy communications to reduce postage costs. One owner asked how to sign up for email communications. Vicki replied signup instructions are on the web site as well as in the Newsletters.
9. Steve introduced Pastor Holt from the Ascension Lutheran Church and stated how much the Church supports the HOA. Steve announced an Honorarium of \$275 in thanks for the use of Church facilities for HOA meetings.
10. Steve introduce Marty to discuss the Corporate Sponsor program as well as the Financial status of the HOA.
 - a) Marty stated we currently have two Corporate Sponsors whose adds run on the web site as well as in the Newsletters.
 - b) Marty stated adds start at \$100 per year.
 - c) We have raised \$500 this past year from the Corporate Sponsor program.
 - d) Marty mentioned we are a voluntary HOA with dues of only \$30 per year.
 - e) Marty stated the participation rate varies from 50-60%. This results in income of approximately \$5500-\$6000 a year.
 - f) Marty also manages the Trash service program for the HOA and is responsible for sending out invoices for this service.
 - g) Marty stated that handouts were available at the meeting showing the proposed 2020 budget.
 - 1) The budget will allow for three Newsletter in 2020 at a cost of \$1400. Marty mentioned that 100 homeowners have signed up for email delivery of the Newsletter which saves us postage costs.
 - 2) Marty stated the Web site costs \$185.
 - 3) Marty has budgeted \$1500 for Social events for 2020.
 - 4) Marty stated we have a cost of \$900 a year for liability insurance.
 - 5) Marty also stated we have a budget for Welcome packages for new homeowners. Dorothy added that we normally have 15-20 new homeowners a year.
11. Dorothy described how the Welcome packages were developed and their contents (Introduction to the neighborhood, Trash services, Safety, etc.).
12. Dorothy mentioned that Welcome packages were available at the meeting for those new homeowners who had not received one personally.
13. Ken discussed CONO and how the HOA has recently reengaged with CONO. He stated it was a good opportunity to engage with other neighborhood organizations and learn from their experiences. He also mentioned that CONO offers classes for HOA members to better serve their neighborhoods.
14. Steve then reiterated the Fire Mitigation effort by showing that, in 2019, only 50 homes participated in the free wood chipping program.
15. Vicki mentioned that Neighborhood Watch has an ad on the web site for those who are interested in becoming part of the Neighborhood Watch program. She reiterated that Neighborhood Watch is not part of the HOA due to Police Department rules.
16. Vonney thanked Tom Waugh for his hosting of the last two Block parties. She stated we hope to have two Block parties in 2020.
17. Vonney stated the Garage Sale in 2019 was a great success with lots of sale and participation.
18. Dave Corrow discussed Covenants by stating most of our Covenants reflect City Code with a few unique restrictions for our neighborhood.
 - a) Dave sees the Covenants Compliance Committee's role as assisting homeowners resolve issues.

- b) Dave mentioned that El Paso County environmental rules limit fireplace use during inversions.
- 19. Marty discussed, in more detail, the Trash Service.
 - a) 2019 was the first full year of the Trash service.
 - b) 91 homes are currently signed up for the service.
 - c) There will be a 3% increase in fees for 2020.
 - d) The invoices for the 2020 service will go out next month.
 - e) Marty stated our choice of Waste Connections was not a reflection on the services provided by the other trash companies, Since we are a voluntary HOA, we could not guarantee 100% participation as required by the other trash services. Marty stated we went with Waste Connections because they were willing to work with us regardless of the number of participants.
 - f) Since we do the billing instead of Waste Connections, Waste Connections is able to give us a discounted service, thereby saving our homeowners some money.
 - g) Marty stated owners who sell their homes or want to switch to another service can come to him for refunds rather than having to go to Waste Connections, thereby allowing owners to get faster refunds.
 - h) Marty stated that switching over to Waste Connections is fast and easy.
 - i) If any owners have issues with Waste Connections, Marty asked that they come to him first since he can speak for all HOA customers and get a faster response.
 - j) Dave Hoover that he appreciated having a single point of contact for the trash service and it's helpful for resolving issues.
 - k) A homeowner stated he did not sign up for the trash service because he skis in the middle of the week and didn't want to leave his trash bin out while he's gone. If he signed up for packout, then he would lose his savings. Marty didn't have a good answer for this situation, but will think about alternatives.

Voting for the 2019 Board of Directors and Covenants Compliance Committee

Steve introduced the slate of officers nominated to fill the expired terms of office for Board positions and proposed members of the Covenants Compliance Committee.:

- President Vonney Northrop
- Vice President . Janice Marie-Gallof
- Treasurer Marty Henderson
- Secretary Sandy Gallof
- At-Large Ken Francois

- Covenants Compliance Committee
- Chairman Dave Corrow
- Member Dave May
- Member Rich Northrop

No additional nominations were made from the floor. CCHOA members were asked to fill in their ballots. The completed ballots were collected and counted. The results were 52 votes cast and all nominees were voted into office.

The ballot is presented in Attachment 2.

Neighborhood History Discussion:

1. Janice stated the neighborhood history book has been a 2.5 year effort and resulted in a 100 page book with 50 illustrations..
2. Janice stated that donations, not HOA funds, paid for the History book.
3. Janice stated the History book was intended to stay with the property so all present and future owners could appreciate our neighborhood's history.
4. Janice introduced and thanked the History Committee members, John Potterat, Deb Berwick, and Judie Werschkey.
5. Janice then introduced the publisher of the book, Don Kallus, Rhyolite Publishing LLC.
6. Don stated his company was a small press publisher who focuses on Colorado Springs and the Front Range

7. He stated photographs, as usual, were an issue since many of the photographs were small, old, and grainy.
8. Don stated this neighborhood history was unique with the included interviews making it very special.
9. Don stated very few history books, in his experience, captured the residents' history as well as our neighborhood area history.
10. Steve stated the History Committee interviewed a lot of people, both past and current residents.
11. Steve reiterated that not one dime of HOA funds were used to produce this book.

2020 Plans

1. Vonney, before discussing 2020 plans, presented Steve a gift from the Board in recognition of his long-term service. The gift, a Trail Master statute from Michael Garmin Studios, was paid for by the Board members; and no HOA funds were used.
2. Vonney stated guidelines for 2020 will be discussed at the next Board meeting, 12 November 2019.
3. Vonney stated we will continue with the Firewise fire mitigation and social efforts.
4. Vonney stated we will have events to take time to meet and get to know our neighbors.

The meeting adjourned at 10:15 am.

This History Books were then distributed to all owners.

Respectfully submitted,

Sanford Gallof
Secretary, CCHOA

ATTACHMENT 1 – AGENDA FOR THE MEETING

- 8:45 – 9:15 Check In, Receive Ballots, and Social – Meet your Neighbors
- 9:15 – 9:20 Opening / Introductions
- 9:20 – 9:35 2019 In Review
- 9:35 – 9:45 Board Nominations and Vote
- 9:45 – 9:55 Collect/Count Ballots
 - Trash Service Discussion during Ballot Count
- 9:55 Announce Voting Results, Seat New Board
- 9:55 – 10:15 Neighborhood History Discussion
- 10:15 – Adjourn
- 10:15 – Social

ATTACHMENT 2 – BALLOT

Ballot

2 November 2019 Annual Homeowners Meeting

President (Vote for one)

- Vonney Northrop
- Write – In _____

Vice President (Vote for one)

- Janice Marie-Gallof
- Write – In _____

Treasurer (Vote for one)

- Marty Henderson
- Write – In _____

Secretary (Vote for one)

- Sandy Gallof
- Write – In _____

Directors at Large (Vote for one)

- Ken Francois
- Write – In _____

Covenants Compliance Committee (Vote for up to three)

- Dave Corrow - Chairman
- Dave May
- Rich Northrop
- Write – In _____
- Write – In _____
- Write – In _____

Owner (Print Name): _____

Owner (Signature): _____

Address: _____

Proxies (Attach): _____