



Country Club

Homeowners' Association

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

[www.countryclubestateshoa.org](http://www.countryclubestateshoa.org)

## **MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 11 February 2020**

President Vonney Northrop called the meeting of the CCHOA Board to order at 5:35 PM on 11 February 2020 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: Vonney Northrop, Dave Corrow, Janice Marie-Gallof, Sandy Gallof, and Ken Francois.

Absent: Marty Henderson, Dorothy Hornby, and Vicki Tostanoski.

The agenda for this meeting is provided in Attachment 1.

### MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the previous regular Board meeting held on 14 January 2020 were presented. Vonney motioned that the minutes be approved. Janice seconded the motion. The minutes were approved unanimously.

### FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 31 January 2019 are provided in Attachments 2-4.
- b. The books are closed for 2019! 172 homes paid their dues for 2019 for 55% of the 314 homes available for paying dues.
- c. The HOA has \$6,457.37 available for its use. Marty did have an issue reconciling the Operating account as one check he received for dues was issued to a closed account. First returned check in my 2 plus years as treasurer. Marty will contact the homeowner about it.
- d. We added 3 new trash customers in January bringing the total to 100. Bestway/GFL raised their rates and that caused a few folks to look at their bill and the personal delivery of the History Book gives a chance to 'talk trash'.
- e. Marty sent out the voluntary invoices in January for the 214 homes that aren't signed up for trash service. It's been a good response with 49 additional homes paying their 2020 dues by USPS or by PayPal. That brings the total to 149 homes have paid their dues for 47%. Our 2020 budget is expecting 170 homes. This is only the 2nd year we have done voluntary dues billing. Last year we did it in May, and Marty thinks it was beneficial to do this in January as opposed to May. Marty also thinks the History Book has been well received and created a positive perception of the HOA and has helped in a number of ways.
- f. Marty had no issues with the Feb bill from Waste Connections and they corrected the issues from Jan and we matched perfectly.
- g. Marty signed the new Service Agreement with Waste Connections. He refunded the money for packout to the 2 packout customers since their 2020 rate went from \$15 to \$7.50 per month.
- h. Marty feels we should consider offering payment on PayPal for the trash service and charge a processing fee to cover the fee that PayPal would charge. Some folks may be willing to pay the fee for the convenience of using their credit card and not having to deal with USPS.
  - 1) Vonney stated that paying via PayPal should not be a problem.

- 2) Ken stated he has already used PayPal to pay his dues.
- 3) All agreed Marty should develop the required wording for paying for Trash service via PayPal and present the proposed text to the Board for approval.
- i. We also picked up another resident paying for advertisement, bringing us up to 3. Vicki formatted the advertisement they sent appropriately and Marty added it to the cover letter for the newsletter.
- j. Marty printed 187 cover letters for the newsletter and did not include 12 or so that were returned from previous mailings. Marty checked on pricing and Documart was only 7 cents per page compared with Office Depot which was 15. Marty could also email the newsletter to Documart for printing which is convenient.
- k. Marty also updates the database with any changes that come he way. If there are changes in the neighborhood that anyone is aware of, please let him know so he can update the database. He had 2 invoices paid with notes that a spouse had passed away.
- l. Dave motioned that the Financial Reports be approved. Ken seconded the motion. The Reports were approved unanimously.

### OLD BUSINESS

- a. Annual Safety Meeting (Flyer, food/drink budget)
  - 1) Sandy presented a flyer announcing the Fire Mitigation meeting that was reviewed and approved by the Colorado Springs Fire Department. (CSFD) (Attachment 5). He recommended this flyer be mailed to the homeowners outside of our HOA area east of Chelton Road (from Chelton Road to the Bluffs/from Paseo to Jend Lane). There are 52 homes in this area (Attachment 6).
  - 2) Dave May has volunteered to pay for the postage for mailing flyers to these homeowners. All agreed to this proposal.
  - 3) Sandy will provide Marty the homeowner information so he can print up address labels.
  - 4) Steve Paradis has volunteered to contact the Country Club, St Andrews, and Greencrest regarding the Fire Mitigation meeting.
  - 5) Sandy also noted the CSFD volunteered to raffle off a 72-hour emergency kit for free.
  - 6) Sandy requested a budget for food for the meeting. He recommended cookies/pastries and coffee. All agreed this should be discussed under New Business.
- b. Additional Benefits for Dues Paying Owners
  - 1) Ice cream social:
    - a) The Ice Cream Social will be held on 12 September 2020 and will be only for dues paying owners..
    - b) Sandy suggested holding the Social at the Ascension Lutheran Church since it has outdoor and indoor space and probably has an available refrigerator.
    - c) No decision was made as to location of the Social. This decision will be discussed at the 10 March 2020 Board meeting.
  - 2) Block Party
    - a) The Block party will remain open for all owners, not just dues paying owners.
    - b) All agreed this party should be in late July/early August 2020 but no firm date was agreed upon. This decision will be discussed at the 10 March 2020 Board meeting.
  - 3) It was suggested looking at Pinecliff to see what they offer. Sandy stated he has done this and they offer a summer park party, a fall dinner event, and some neighborhood cleanup. He pointed out they have close to 600 paying members and can afford bigger/more expensive events.
  - 4) No other ideas for additional benefits were presented.
- c. Chelton Road Stormwater Update
  - 1) Sandy reported the project has been delayed until December 2020 due to an adjustment in project priorities (Attachment 7).

- 2) Sandy showed a "Keep Kids Alive Drive 25" sign as a possible way to slow down neighborhood traffic during N. Chelton Road closures. Five yard signs would cost \$110. Ten signs would cost \$200. All signs come with metal sign stakes. More information is available at [www.KeepKidsAliveDrive25.org](http://www.KeepKidsAliveDrive25.org).
  - 3) The Board agreed that \$200 for 10 signs was too expensive and other options should be considered.
  - 4) Vonney suggested asking the City to post speed limit signs in our neighborhood to slow down traffic. Dave stated this would be the Traffic Control portion of the City Government.
  - 5) Sandy stated the City has a web page/app for submitting issues, including traffic control, to the City. All agreed that, as we get closer to N. Chelton closures or if speeding in our neighborhood becomes a greater issue, this method should be further investigated.
- d. Volunteer Requirements
- 1) Vonney stated that HOA liability is still an issue that needs to be resolved. She will check with our insurance company to determine if volunteers, as well as Board members, are covered by our liability insurance.
  - 2) Ken stated that HOA liability for volunteers may be discussed at the 13 February 2020 CONO meeting.
  - 3) Sandy stated he received an email where two people volunteered for safety events. He will respond to the volunteers with information on Guardians of Palmer Park, where we stand on assisting seniors in fire mitigation/neighborhood cleanups, and suggest volunteering for the fire mitigation meeting on 7 March 2020.
  - 4) Ken mentioned Marty received a volunteer form from a dues paying owner where they expressed interest in volunteering for social events and the Garden and Landscaping Club. Ken will forward this information to Janice for further contact with these individuals.
- e. Newsletter
- 1) The Newsletter was mailed out 3 February 2020.
  - 2) Vonney stated she will develop the 2020 goals article for the next newsletter.
    - a) Dave suggested a goal of having at least one point of contact per filing for HOA involvement
    - b) All agreed this would be a good goal and Vonney stated we should look at the dues paying owners per filing to determine who would be interested..
    - c) Janice stated that she met several people during the History Book delivery effort, that might be interested in getting more involved in the HOA.

#### NEW BUSINESS

- a. Future Social Events
  - 1) For the Fire Mitigation meeting, Vonney suggested juice, and pastries be purchased. Coffee, cups, sugar, and creamers are still available from the last Annual Membership meeting.
  - 2) Dave motioned that \$75 be authorized for food for this meeting. Vonney seconded the motion. All agreed to the motion.
- b. Accessory Dwelling Units (ADUs)
  - 1) Sandy reported the City Council discussed ADUs at the 26 January 20220 Working Session. The Council appears to be in favor of integrated units with a single family. The City Council meeting minutes regarding ADUS provided as Attachment 8.

#### STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome
  - 1) Janice reported Susan Henderson has agreed to help on the Social Committee.
  - 2) Since the newsletter has been sent Janice has received, via email, 2 persons who are interested in the Garden and Landscaping Club.

- 3) Janice now has a total of 10 persons interested; 5 are definite participants.
- b. Communications: No report.
- c. CONO
  - 1) Ken stated the 13 February CONO meeting will discuss education opportunities for HOA Board members.
  - 2) The next CONO meeting will also provide an update on the Governor's executive order regarding HOA transparency.
  - 3) Ken provided handouts from the 13 February 2020 meeting (provided in separate email). The Board should review the education opportunities at our next Board meeting and consider which ones we may wish to pursue in the future.
- d. Covenants:
  - 1) Sandy reported the letter to all Highland Acres Block 1 homeowners went out 22 January as Certified mail (Cost \$37). All letters, per Postal Service tracking, were delivered by 3 February. As of 10 February, however, only two return signature forms have been received.
  - 2) Sandy also reported the Clarification Letter was recorded at the Clerk and Records Office on 30 January 2020 (Cost \$13).
  - 3) Marty reimbursed Sandy for these costs.
- e. History
  - 1) Janice reported 42 books remain to be delivered as of 2/11/2020.
  - 2) Additionally, 26 books are "On Hold." Of these:
    - a) 8 are empty or sale pending,
    - b) 9 have a non-HOA area mailing address,
    - c) 6 are "other" (2 owners refused book, 3 had front door blocked, and a daycare house), and
    - d) 3 are Short Term Rentals.
- f. Safety
  - 1) Sandy provided a Safety Meeting report for January (Attachment 9).
  - 2) Sandy reported the street light at the corner of Grand View and Marilyn appeared to have gone out. He reported it to the City and the Utilities Department replied back on 3 February that it will be repaired. It was repaired and the light is now working.
  - 3) Sandy will provide an article on how to report issues to the City for the next Newsletter.

Vonney motioned the meeting be adjourned. Dave seconded the motion. The meeting was adjourned at 6:45 PM.

The next regularly scheduled meeting will be: **Tuesday, 12 March 2020 at 5:30 pm at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.**

Respectfully submitted,  
 Sanford Gallof, Secretary  
**CCHOA BOARD**

**Board Positions as of Nov 2019:**

President ..... Vonney Northrop  
 Vice President . Janice Marie-Gallof  
 Treasurer..... Marty Henderson  
 Secretary ..... Sandy Gallof  
 At-Large ..... Dorothy Hornby  
 At-Large ..... David Corrow.....Covenants Compliance Committee Chairperson  
 At-Large ..... Ken Francois .....CONO Representative

At-Large ..... Vicki Tostanoski.....Chief Information Officer - Communications

**COMMITTEES:**

- COVENANTS/ARCHITECTURE: CHAIRMAN - Dave Corrow  
MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR Sandy Gallof  
MEMBERS: Bob Frye, Steve Paradis, Dave May
- HISTORY: BOARD COORDINATOR- Janice Marie-Gallof  
MEMBERS: Deb Berwick, John Potterat, Judie Werschkey
- SOCIAL/WELCOME: BOARD COORDINATOR – Janice Marie-Gallof/Dorothy Hornby (Welcome)  
SOCIAL MEMBERS: Open
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)  
MEMBERS: **Open**
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski  
MEMBERS: Susan Henderson (Newsletter),

ATTACHMENT 1

**Board Meeting Agenda  
11 February 2020**

**Ascension Lutheran Church, 2505 North Circle Drive,  
Colorado Springs, CO 80909**

1. Convene **5:30 pm**
2. Roll Call
3. Reading and Approval of Minutes of Previous Meeting
4. Approval of Financial Report
5. Old Business (matters previously introduced which have come over from the preceding meeting)
  - a) Annual Safety Meeting (Flyer, food/drink budget)
  - b) Additional Benefits for Dues Paying Owners
  - c) Chelton Road Stormwater Update
  - d) Volunteer Requirements
6. New Business
  - a) Future Social Events
7. Status Reports of Standing (permanently established) Committees (Reports to be provided prior to Board Meeting. **Time allocated at Board Meeting only if committees have issues for Board consideration**)
  - a) Social/Welcome
  - b) Communications
  - c) CONO
  - d) Covenants
  - e) History
  - f) Safety/ADU Update
8. Adjourn

**ATTACHMENT 2  
TREASURER'S REPORT: CCHOA FINANCIAL STATUS**

<b>As of January 31 2020</b>			
<b>Sources</b>	<b>Number</b>	<b>\$ Amount</b>	
2020 Dues Paid USPS	143	\$4,290.00	51 more than last month
2020 Dues Paid via PayPal	6	\$172.98	3 more than last month
2020 Dues Prorated	0	\$0.00	
2020 Dues Paid Extra	1	\$20.00	same as last month
Totals for 2020	149	\$4,482.98	
% of 314 Homes that Paid 2020 Dues	47.45%		
2021 Dues Paid USPS	0	\$0.00	
2021 Dues Paid via PayPal	0	\$0.00	
2021 Dues Paid Extra	0	\$0.00	
Totals for 2021	0	\$0.00	
% of 314 Homes that Paid 2021 Dues	0.00%		
Operating Checking Account Balance		\$19,988.50	
Commitment to Waste Connection		\$13,566.14	
History Book Fund		\$325.79	
Operating Balance		\$6,096.57	
Reserve Account Balance		\$360.80	
Total Available HOA Funds		\$6,457.37	

**ATTACHMENT 3  
TREASURER'S REPORT: RECONCILIATION SUMMARY**

8:09 AM  
02/03/20

**Country Club Homeowners Association  
Reconciliation Summary  
US Bank - Operating, Period Ending 01/31/2020**

	<b>Jan 31, 20</b>
<b>Beginning Balance</b>	19,615.16
<b>Cleared Transactions</b>	
Checks and Payments - 5 items	-1,912.81
Deposits and Credits - 11 items	2,286.15
	373.34
<b>Total Cleared Transactions</b>	373.34
<b>Cleared Balance</b>	<b>19,988.50</b>
<b>Uncleared Transactions</b>	
Checks and Payments - 1 item	-95.40
<b>Total Uncleared Transactions</b>	-95.40
<b>Register Balance as of 01/31/2020</b>	<b>19,893.10</b>
<b>New Transactions</b>	
Checks and Payments - 1 item	-1,253.60
Deposits and Credits - 1 item	30.00
<b>Total New Transactions</b>	-1,223.60
<b>Ending Balance</b>	<b>18,669.50</b>



**ATTACHMENT 4  
TREASURER'S REPORT: RECONCILIATION DETAIL**

8:10 AM  
02/03/20

**Country Club Homeowners Association  
Reconciliation Detail  
US Bank - Operating, Period Ending 01/31/2020**

Type	Date	Num	Name	Clr	Amount	Balance
<b>Beginning Balance</b>						19,615.16
<b>Cleared Transactions</b>						
<b>Checks and Payments - 5 items</b>						
Bill Pmt -Check	01/03/2020	EFT	Waste Connections	X	-1,176.18	-1,176.18
Check	01/07/2020	Debit	USPS	X	-220.00	-1,396.18
Check	01/07/2020	434	Northrop Richard D	X	-31.28	-1,427.46
Check	01/09/2020	435	Tuttle Gloria	X	-95.40	-1,522.86
Check	01/21/2020	437	PeakCity Imaging, L...	X	-389.95	-1,912.81
Total Checks and Payments					-1,912.81	-1,912.81
<b>Deposits and Credits - 11 items</b>						
Deposit	01/03/2020			X	128.88	128.88
Deposit	01/03/2020			X	203.04	331.92
Deposit	01/08/2020			X	75.00	406.92
Deposit	01/15/2020			X	217.45	624.37
Deposit	01/16/2020			X	728.62	1,352.99
Deposit	01/22/2020			X	35.50	1,388.49
Deposit	01/22/2020			X	480.00	1,868.49
Deposit	01/24/2020			X	57.66	1,926.15
Deposit	01/29/2020			X	270.00	2,196.15
Deposit	01/30/2020			X	30.00	2,226.15
Deposit	01/30/2020			X	60.00	2,286.15
Total Deposits and Credits					2,286.15	2,286.15
Total Cleared Transactions					373.34	373.34
Cleared Balance					373.34	19,988.50
<b>Uncleared Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Check	01/09/2020	436	Delozier Robert		-95.40	-95.40
Total Checks and Payments					-95.40	-95.40
Total Uncleared Transactions					-95.40	-95.40
Register Balance as of 01/31/2020					277.94	19,893.10
<b>New Transactions</b>						
<b>Checks and Payments - 1 item</b>						
Bill Pmt -Check	02/01/2020	EFT	Waste Connections		-1,253.60	-1,253.60
Total Checks and Payments					-1,253.60	-1,253.60
<b>Deposits and Credits - 1 item</b>						
Deposit	02/01/2020				30.00	30.00
Total Deposits and Credits					30.00	30.00
Total New Transactions					-1,223.60	-1,223.60
<b>Ending Balance</b>					<b>-945.66</b>	<b>18,669.50</b>

ATTACHMENT 5  
Fire Mitigation Flyer



- On **7 March 2020**, 9 -11 AM, at the Ascension Lutheran Church, 2505 N. Circle Drive, please join the Colorado Springs Fire Department (CSFD) Wildfire Mitigation Section representatives to learn about **reducing wildfire risk to your property and community**.
- They will also discuss the **free Neighborhood Chipping and onsite consultation services**.
- **A 72-hour emergency kit will be raffled off!!! (Valued at over \$100).**
- The Country Club area is scheduled for chipping services the week of **11 May 2020**. Homeowners **must** either attend a meeting or have a free onsite consultation in order to participate in the Neighborhood Chipping Program. The Country Club area encompasses the area from Paseo to Maizeland/Circle to Chelton.
- Please attend, **have a cup of coffee and cookies/pastries while meeting your neighbors**, and **help make our area a safer place**.
- If you have any questions, feel free to contact the CSFD at **719 385-7342**.

**ATTACHMENT 6**

**North Chelton Road Homeowners**

Address	Owner	Mailing Address
2511 N. Chelton Road	Esther Mueller	2511 N. Chelton Road
2515 N. Chelton Road	Sally Hapner	2515 N. Chelton Road
2517 N. Chelton Road	James Higgens Jr.	2525 N. Chelton Road, Col Spgs, CO 80909
2525 N. Chelton Road	James Higgens Jr.	2525 N. Chelton Road
2535 N. Chelton Road	Nancy Windsor	2535 N. Chelton Road
2543 N. Chelton Road	Craig Frese	2543 N. Chelton Road
2547 N. Chelton Road	Daniel Rodriguez	2547 N. Chelton Road
2555 N. Chelton Road	CS Charter School	2555 N. Chelton Road
2605 N. Chelton Road	Danielle Howland	2605 N. Chelton Road
2609 N. Chelton Road	Jane Cummings	2609 N. Chelton Road
2615 N. Chelton Road	Stephen Meyers	2615 N. Chelton Road
2627 N. Chelton Road	Robert Novotney Jr.	2627 N. Chelton Road
2639 N. Chelton Road	Susan Kosley	2639 N. Chelton Road
2641 N. Chelton Road	Harold Smith	2213 Collier Ave, Col Springs, CO 80909
2645 N. Chelton Road	Kim Walker	2645 N. Chelton Road
2647 N. Chelton Road	Michael Doane	2647 N. Chelton Road
2649 N. Chelton Road	SCP Trust	538 Lanternback Island Drive, Satellite Beach, FL 32937
2655 N. Chelton Road	Ronald Schumm	2655 N. Chelton Road
2667 N. Chelton Road	Alton James Tallent II	2667 N. Chelton Road
2675 N. Chelton Road	A.J. Ernster	2675 N. Chelton Road
2677 N. Chelton Road	Kenneth Douchette	2677 N. Chelton Road
2707 N. Chelton Road	Norman Dorzweiler	2707 N. Chelton Road
2711 N. Chelton Road	Darcy Mazel	2711 N. Chelton Road
2717 N. Chelton Road	Jimmy Darnall	2717 N. Chelton Road
2727 N. Chelton Road	Thomas Warner	847 Mountain Rd, Bridport, Vt 05734
2745 N. Chelton Road	Jorge Luis Guerrero Cruz	2745 N. Chelton Road
2749 N. Chelton Road	Judith Bacalane	2749 N. Chelton Road

2750 Jend Lane	Dudley Kersey	2750 Jend Lane
2751 N. Chelton Road	Roger Dyer	2751 N. Chelton Road
2755 Jend Lane	Gordon Heuser	2755 Jend Lane
2755 N. Chelton Road	Lynn Awmiller	2755 N. Chelton Road
2757 N. Chelton Road	Ellis Conoley	2757 N. Chelton Road
2765 N. Chelton Road	Annette Walton	2765 N. Chelton Road
2803 N. Chelton Road	Decker LD and DL Trust	2803 N. Chelton Road
2815 N. Chelton Road	Underwood Family Trust	2815 N. Chelton Road
2819 N. Chelton Road	Hazel Franklin	2819 N. Chelton Road (on sale-empty)
2821 N. Chelton Road	James Strub	2821 N. Chelton Road
2823 N. Chelton Road	Mark Sperry	2823 N. Chelton Road
2825 N. Chelton Road	Stuart Thomas	507 N. Prospect St, Co Springs, CO 80903
2827 N. Chelton Road	Thomas Peru	2827 N. Chelton Road
2835 N. Chelton Road	Bette Brassfield	2835 N. Chelton Road
2905 N. Chelton Road	Betty Waldron	2905 N. Chelton Road
2909 N. Chelton Road	Richard Sherwin	2909 N. Chelton Road
2921 N. Chelton Road	Jolene Christopher	2921 N. Chelton Road
2925 N. Chelton Road	Lewis Crawford	2925 N. Chelton Road
2929 N. Chelton Road	Howard Miller	2929 N. Chelton Road
2939 N. Chelton Road	Barbara Carlton	2939 N. Chelton Road
3033-2 N. Chelton Road	Brian McRoberts	P.O. Box 9473, Colorado Springs, CO 80932
3033-1 N. Chelton Road	Janis Clausen	P.O. Box 554 Green Mtn Falls, CO 80919
3035 N. Chelton Road	Brian McRoberts	3035 N. Chelton Road
3065 N. Chelton Road	Christel Hartmann	3065 N. Chelton Road
3075 N. Chelton Road	Tracey Cooper	3075 N. Chelton Road

## ATTACHMENT 7

### Letter Announcing Delay in North Chelton Stormwater Project



#### N. Chelton Road Storm Drainage and Watermain Improvements

January 30<sup>th</sup>, 2020

Dear Resident:

This letter is to inform you that due to an adjustment in our project priorities, the above project has been delayed until mid-December of 2020.

Our Stormwater Capital Projects Team makes every effort to spend stormwater dollars on projects with the highest priority first. Sometimes an emergency project arises with a higher priority that supersedes a planned project. In this case we were able to keep this project on the list for 2020 but due to the funding process, it will need to happen in late Fall rather than early Spring as was previously planned. Rest assured, we are committed to completing this project as designed.

Please contact me if you have additional questions or comments regarding this project.

Sincerely,

Jeff Dunn

Jeff Dunn, Project Manager  
Stormwater Enterprise Division 719-385-5440 phone  
[Jeffrey.Dunn@coloradosprings.gov](mailto:Jeffrey.Dunn@coloradosprings.gov)

**ATTACHMENT 8**  
**City Council Working Session Minutes on ADUs**

Discussion of possible amendments to Chapter 7 (Planning, Development and Building) of City Code pertaining to accessory dwelling units.

Presenter: Hannah Van Nimwegen, Senior Planner, Land Use Review Division Peter Wysocki, Director of Planning and Community Development

Hannah Van Nimwegen, Senior Planner, presented the Ordinance amending Chapter 7 (Planning, Development and Building) of City Code defining and establishing standards for accessory dwelling units (ADU). She went over the various form of ADUs, options for single-family, and the town meetings. Ms. Van Nimwegen requested City Council's preference moving forward.

President Skorman stated they may want to revisit the option of detached ADUs. Councilmember Pico stated they should not start over and they need to stick with the decisions previously made.

Councilmember Gaebler gave a brief PowerPoint presentation of why the City needs ADUs.

Councilmember Williams stated he does not believe R1 zoning should be changed to R2 zoning as a matter of property rights, but there should be a process in place for someone to request that change. He said going forward there should be a separate or overlay zone to permit a landowner to develop a property which permits ADUs.

Councilmember Geislinger stated this is a conflict between the property rights of people who have invested a majority of their life in their home and the property rights of the neighbors. He stated he also believes developers should be allowed to have overlay zones allowing ADUs with no restrictions in non-infill areas.

Councilmember Knight asked if the statistic from Councilmember Gaebler's PowerPoint presentation which states seventy percent of all residential area in the City is zoned single-family included Planned Unit Developments (PUD) which are zoned for single-family residences. Ms. Van Nimwegen stated she will research that information.

Councilmember Knight stated there are currently over 9,000 lots which currently allow ADUs and the City can tackle the housing situation without a mass zone change. He requested the number of ADUs located within those 9,000 lots.

Councilmember Knight stated the property rights are dependent upon how the property is currently zoned and if a property owner wants to change the zoning, there is a process for it. He stated there should only be one building/structure inside the building envelope and he is in support of an ADU zone for new development areas, but only if is requested by the developer.

Councilmember Knight stated he still supports Option 2B, which is integrated with single family occupancy, and a conditional use or variance to build an integrated unit if the neighbors do not object.

Councilmember Knight and Councilmember Gaebler requested additional details regarding the review criteria for a conditional use. Marc Smith, Corporate Division Chief, Office of the City Attorney, stated the purchase price of the property, the desire for greater economic return on investment, or mere inconvenience do not constitute by themselves the evidence for no reasonable use.

Councilmember Pico stated Option 2B is a compromise, there will always be a collision of property rights, and zoning is a contract the City made with the people who bought property within those zones. He stated he supports an ADU overlay zone in new developments which have not already been zoned and there is currently the option available to rent out rooms as well as have live-in assistance for medical uses.

Councilmember Murray stated he supports Option 2B and requested modifications be made to the language of the use variance and the building codes pertaining to ADUs.

Councilmember Williams stated he does not support a mandatory requirement of detached ADUs for new zones, but does support a zoning code which will permit it in new zones. He recommended a review of water usage for ADUs to possibly reduce costs, stated there should be an easier process for the request of a use variance, and the building code needs to be changed.

Councilmember Geislinger stated there needs to be a discussion with the Regional Building Department (RBD) regarding ADU requirements, the use variance criteria needs to be reviewed, but he does have concerns regarding the current application of the zoning code can be used to restrict the property rights of other owners. He stated going forward, the City should not delegate to the developer the unilateral right to say that an undeveloped area cannot ever be rezoned to include ADUs in the future.

**President Skorman stated the consensus of City Council is Option 2B, but figure out an easier way for a variance process to allow an exception. He states he supports it be owner occupied, possibly require certain design elements, and new development have the opportunity for ADU zones.**

**Councilmember Williams stated if the City is going to make a recommendation regarding a revision to the building code, there needs to be further discussion with the Fire Department and RBD to see if there are any concerns.**

**Councilmember Knight requested the language requiring covenant approval for an ADU permit to be explicitly spelled out in the proposed Ordinance.**

**Ms. Van Nimwegen asked if City Council preferred a timeline for the draft Ordinance. Councilmember Geislinger stated the sooner, the better and requested it be reviewed prior to a consultant's review of Chapter 7. Ms. Van Nimwegen stated they will work on a timeline.**

**City Council agreed this item should be considered by the Planning Commission and then back to a City Council Work Session.**

**ATTACHMENT 9**  
**Safety Committee Report**

The Safety Committee met on 22 January from 4:30 to 6:00 PM at Dave May's house. Attendees were Sandy Gallof, Dave May, and Steve Paradis.

We discussed who should be invited to the annual Safety meetings.

- The St Andrews and Greencrest neighborhoods, as well as the homes east of North Chelton Road (from Paseo to the Charter School) were discussed.
- Guardians of Palmer Park, the Charter School, and the Country Club were also mentioned as potential future invitees.
- Since the prevailing winds in our area are from the North and the West, we all agreed Greencrest and the North Chelton homes were the higher priority.
- All agreed the best way to get the word out about the 7 March 2020 Safety meeting was via a flyer.
- Sandy will develop a flyer in coordination with the Colorado Springs Fire Department (CSFD).
- Dave volunteered to pay for the mailing of these flyers to the North Chelton homes (approximately 58 homes). Sandy will bring this offer up at the February Board meeting.
- Steve volunteered to contact Greencrest and Country Club points of contact to determine their interest in attending future Safety meetings.

Chelton Stormwater Project.

- Steve suggested getting "Keep ds Alive Drive 25" Yard signs to slow down traffic in our neighborhood during Chelton road closures. He provided a sample sign and brochure.
- Sandy will bring this idea up at the February Board meeting.

Firewise

- Steve suggested the Firewise recognition signs be placed on Paseo/Country Club Drive and Chelton/Holiday corners at a minimum.
- Sandy will bring this suggestion to the February Board meeting.
- Sandy stated the next Champions meeting will be on 14 March 2020 from 9:00 to 11:00 AM. The CSFD will be providing code updates, information on the chipping program, wildfire mitigation projects that are occurring throughout the Wildland Urban Interface, future wildfire mitigation projects, current grant funding, presenting two awards, and have numerous raffles thanks to local contractors and nurseries. There will also be a guest speaker from Colorado Springs Utilities giving a brief presentation on the Water Ordinance that is in effect.
- Steve would like to work on developing a broad volunteer organization that includes St Andrews, Greencrest, Flintridge, San Carlos, and the Country Club areas to support the CSFD in their fire mitigation efforts. This would include supporting grant efforts as well as volunteer efforts around and in Palmer Park in coordination with the CSFD