



Country Club

Homeowners' Association

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

www.countryclubestateshoa.org

## **MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 9 January 2018**

Vice President Janice Marie-Gallof called the meeting of the CCHOA Board to order at 5:35 pm on 9 January 2018 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: John Cunning, Sandy Gallof, Janice Marie-Gallof, Anne Hudnall, Dave May, Vicki Tostanoski. Steve Paradis arrived at 5:40 pm. Absent: Hayden Gregory, Marty Henderson.

The agenda for this meeting is provided in Attachment 1.

### MINUTES of the PREVIOUS MEETING:

- a. The minutes of the previous regular Board meeting held on 12 Dec 2017 were corrected. Dave motioned that the corrected minutes be approved. Vickie seconded the motion. The corrected minutes were approved, as corrected, unanimously.

### FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Statements for the period ending 31 December 2017 are provided in Attachments 2, 3 and 4.
- b. No dues payments were received in December.
- c. \$10.99 was spent for a new computer mouse.
- d. Vicki and Marty were able to setup the PayPal account, and it is tied to the HOA's US Bank Checking account. Vicki has the sign on credentials for the PayPal account so she can set up the use of PayPal for the HOA website. This should allow the use of credit cards for payments. We need to test this out to determine what information we see about the person making the payment so we know how to update the HOA data base properly.
- e. Vicki motioned to approve the financial report. Janice seconded the motion. All approved.
- f. Anne asked how funds for supplies were made available. Vicki motioned that Board members be limited to \$25 per month and must provide a receipt for reimbursement. Dave seconded the motion. The Board approved unanimously.
- g. Dave motioned that future financial reports at the Board meeting cover 1) Starting Balance for the month, 2) Expenses for the month, 3) Income for the month, 4) Balance at the end of the month, and 5) Reserve funding. Vicki seconded the motion. The Board approved unanimously.

### OLD BUSINESS

- a. Vicki reported the PayPal button was up on the HOA Web site. The December 2017 Financial Report and Meeting Minutes, as approved, have been added to the Web site.
- b. The Snow Angels information and request for volunteers/people needing assistance via Snow Angels has not yet been added to the HOA Web site.

### CONO REPORT (John Cunning):

- a. There was no formal CONO meeting in December 2017 so no report was done.

- b. CONO has decided to go to quarterly meetings with the next meeting scheduled for 14 March 2018.

HISTORY COMMITTEES (Janice Marie-Gallof):

- a. Report for 2 Jan 2018 meeting provided as Attachment 5.
- b. Next meeting will be 30 Jan 2018 at Janice's house, 2847 Marilyn Road, at 6 pm.

WELCOME COMMITTEE (Anne Hudnall)

- a. Report provided as Attachment 6.
- b. Anne asked what company provided the magnets for the Welcome package, Steve stated it was Peak City Imaging.

MEMBERSHIP COMMITTEE ((Steve Paradis)

- a. No report – Meeting postponed.

COVENANTS COMMITTEE (Dave May)

- a. Report provided as Attachment 7.

SAFETY COMMITTEE (Open)

- a. No report

SOCIAL COMMITTEE (Open)

- a. No report
- b. Janice asked that time be allotted after the Fire Mitigation Meeting in March 2018 for a social event. Janice and Anne are willing to get the refreshments for the event.

NEW BUSINESS

- a. Trash Services
  - 1) Steve asked that the discussion be deferred to New Business.
- b. Colorado Springs Charter Academy
  - 1) Hayden, Marty and Steve met on this issue.
  - 2) Neighbors around the Charter Academy are still upset about the traffic.
  - 3) Steve said Marty will develop a list of issues (e.g., ignoring stop signs, large amount of traffic through our neighborhood, parking/stopped traffic for drop-offs/pickups, high school parking).
  - 4) Steve was not sure if we need to talk to the Academy Board or the Principal.
- c. Fire Mitigation
  - 1) Dave stated Sandy provided him a list of the homeowners on the east side of Chelton Road, north side of Paseo, and north side of Leslie Drive.

- 2) Steve will e-mail the list to Jeremy Taylor, Colorado Springs Fire department, and Jeremy will send out invitations to the 17 March 2018 (9:00-10:30 AM) Fire Mitigation and Chipping Program meeting.

d. Covenants:

- 1) Dave discussed his meeting with Bruce Hutchison, President of the Pinecliff HOA. His full report is provided as Attachment 8.
  - a) Pinecliff has 625 lots, 483 HOA members, and 444 HOA members use the trash service.
  - b) Pinecliff, like us, is a voluntary HOA.
  - c) Pinecliff has 19 filings/sets of covenants.
  - d) Pinecliff has Kelley McQueeney, Orten Cavanagh & Holmes, LLC, as legal counsel (\$10,000/year in their budget). She charges \$250 per hour for legal counsel.
  - e) The Pinecliff HOA is separate from the Architecture Control Committee. (ACC).
  - f) The ACC focuses on vehicle parking, recreational vehicle storage (no RVs parking except in garages).
  - g) If there is a covenants violation, the ACC sends a warning letter, followed by a legal letter if the violation is not corrected.
  - h) The ACC can fine up to \$50 per day for violations.
  - i) The ACC pursues a neighbor to neighbor resolution before sending out a warning letter.
  - j) The HOA supports the ACC financially.
  - k) In Pinecliff, it is all right to have a home business so long as it is not offensive to other owners.
  - l) Drones, marijuana, and short-term rentals are current issues. Some filing covenants have been updated to address these issues.
  - m) The Youth for Hire program is not doing well.
  - n) Pinecliff HOA got FEMA funding for Ute Park Fire Mitigation by emphasizing Ute Valley Park issues with the CSFD.
  - o) Pinecliff has no Neighborhood Watch program.
  - p) Pinecliff has lots of volunteers to keep the HOA costs down.
  - q) Pinecliff also got Trails and Open Space (TOPS) funds for Ute Valley Park.
  - r) Pinecliff success is due to lots of social events as well as reduced cost garbage service.
- 2) Steve stated we need better communications and more social events to be a successful HOA.
- 3) Janice asked what was the demographics of Pinecliff. Dave said they have some retired people, working people with no children, and, increasingly young couples with young children.
- 4) Steve stated that HOAs maybe need attorneys once per year.
- 5) Dave found out that another HOA (Rustic Hills) is looking at consolidating their Covenants. Rick Hoover is the Point of Contact. They currently have 212 homes with three sets of covenants.
- 6) We need an attorney go over the covenants to ensure no legal issues with City Code or State laws.

e. Dues

- 1) Steve stated we need, in order to justify additional expenses, to do things better than we have in the past.
  - 2) There will be no dues increase this year.
- f. Social
- 1) Steve stated we need to find volunteers for social activities.
  - 2) Dave stated we need two people to volunteer.
- g. Steve stated we will have a Special Meeting, 13 January 2018 at 8:30 AM, to update the 2018 Plan (specifically for Communications and Social). The Meeting will be held at Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

The meeting was adjourned at 7:10 PM. The Covenants Committee meeting was scheduled to follow. The Covenants Committee report is provided as Attachment 7.

The next regularly scheduled meeting will be: **Tues, 13 February 2018 at 5:30 pm at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909. Unless noted otherwise, committees will meet at 7:00 pm after the Board meeting.**

Respectfully submitted,  
Sanford Gallof, Secretary

**CCHOA BOARD**

**Board Positions as of Nov 2017:**

- President ..... Steve Paradis
- Vice President . Janice Marie-Gallof
- Treasurer..... Marty Henderson
- Secretary..... Sandy Gallof
- Chairman Architectural Control Committee (open) (Committee presently merged with Covenants for time being)**
- At-Large ..... Hayden Gregory.....Assistant Treasurer
- At-Large ..... John Cuning .....CONO Representative
- At-Large ..... Dave May .....Covenants
- At-Large ..... (open).....Safety Committee**
- At-Large ..... Vicki Tostanoski.....Chief Information Officer - Communications
- At-Large ..... (open).....Social Committee**
- At-Large .....Anne Hudnall.....Welcome Committee

**COMMITTEES:**

- **COVENANTS/ARCHITECTURE:** BOARD COORDINATOR - Dave May  
MEMBERS: Peter Ashby, David Corrow, Ivan Davidson, Sandy Gallof, Eugenia Nelson, Vonney Northrop, Curt Torrence, Bob Werschky
- **SAFETY: BOARD COORDINATOR - OPEN**  
MEMBERS: Butch Bancroft, Sandy Gallof, Marty Henderson, Joe Adducci
- **WELCOME:** BOARD COORDINATOR – Anne Hudnall  
MEMBERS: Deb Berwick, Janice Marie-Gallof, Mary Corrow, Grace Yenne
- **HISTORY:** BOARD COORDINATOR- Janice Marie-Gallof  
MEMBERS: Mary Corrow, Deb Berwick, John Potterat, Judie Werschkey

- **SOCIAL: CHAIRPERSON - OPEN**

SOCIAL MEMBERS: Patty Pettus, Michelle Secor, Eugenia Nelson

- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)  
MEMBERS: Bruce Hanson, Susan Henderson, Dorothy Hornby, Kim Lieder, Mary Masters
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski  
MEMBERS: Susan Bancroft
- CONO: BOARD COORDINATOR - John Cunning  
MEMBERS: **It was suggested Board members should rotate attendance**

# ATTACHMENT 1 – AGENDA FOR THE MEETING

## **Board Meeting Agenda**

**09 Jan 2018**

**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. 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) Communications
  - b) CONO
  - c) Covenants/Architecture
  - d) History
  - e) Membership
  - f) Safety
  - g) Social
  - h) Welcome
6. Status Reports of Special Committees (committees appointed to exist only until they have completed a specified task) (Reports to be provided prior to Board Meeting. Time allocated at Board Meeting only if committees have issues for Board consideration)
7. Old Business (matters previously introduced which have come over from the preceding meeting)
  - a) Garbage Service

- b) Snow Angel E-mail Blast
  - c) Fire Mitigation (qualifications, who needs, funds)
  - d) Colorado Springs Charter Academy
  - e) PayPal account for Dues Call
  - f) HOA Facebook Page
8. New Business (matters initiated in the present meeting)
- a) Raising Dues
  - b) Covenants
    - 1) Status
    - 2) Bylaws Impact
    - 3) Rules, Procedures, etc. for Enforcement
9. Adjourn

## ATTACHMENT 2 TREASURER'S REPORT: BALANCE SHEET

12:08 PM  
01/01/18  
Accrual Basis

**Country Club Homeowners Association**  
**Balance Sheet Prev Year Comparison-2017**  
As of December 31, 2017

	Dec 31, 17	Dec 31, 16	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
<b>US Bank</b>			
Reserve - 10%Dues	437.00	0.00	437.00
US Bank - Other	3,696.61	3,517.12	179.49
<b>Total US Bank</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>
<b>Total Checking/Savings</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>
<b>Total Current Assets</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>
<b>Fixed Assets</b>			
<b>Equipment &amp; Software</b>			
Computer-Laptop 11/15/...	250.00	0.00	250.00
Software-QB 2018 11/15/...	206.23	0.00	206.23
z- AccumDepreciation	-456.23	0.00	-456.23
<b>Total Equipment &amp; Softw...</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Bal Equity	8,538.30	8,538.30	0.00

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12:08 PM  
01/01/18  
Accrual Basis

**Country Club Homeowners Association**  
**Balance Sheet Prev Year Comparison-2017**  
As of December 31, 2017

	Dec 31, 17	Dec 31, 16	\$ Change
Retained Earnings	-5,021.18	-4,604.01	-417.17
Net Income	616.49	-417.17	1,033.66
<b>Total Equity</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>4,133.61</b>	<b>3,517.12</b>	<b>616.49</b>



# ATTACHMENT 3

## TREASURER'S REPORT: PROFIT-LOSS BUDGET vs. ACTUAL

12:11 PM  
01/01/18  
Accrual Basis

### Country Club Homeowners Association Profit & Loss Budget vs. Actual January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues Income				
Dues 2016-12/31	120.00	360.00	-240.00	33.3%
Dues 2017-12/31	4,040.00	8,880.00	-4,840.00	45.5%
Dues 2018-12/31	210.00			
<b>Total HOA Dues Income</b>	4,370.00	9,240.00	-4,870.00	47.3%
WebSite Ads Income				
Sponsor-Non-Res	0.00	1,250.00	-1,250.00	0.0%
Sponsor-Res	0.00	1,250.00	-1,250.00	0.0%
<b>Total WebSite Ads Income</b>	0.00	2,500.00	-2,500.00	0.0%
<b>Total Income</b>	4,370.00	11,740.00	-7,370.00	37.2%
<b>Expense</b>				
Annual Meeting				
Meeting Mailers	184.25	850.00	-665.75	21.7%
Refreshments	136.70			
Signage	155.82			
<b>Total Annual Meeting</b>	476.77	850.00	-373.23	56.1%
Board Activity				
Home Welcome Packets	0.00	714.00	-714.00	0.0%
Mailing Supplies	0.00	40.00	-40.00	0.0%
Meetings	53.65			
Special Events	325.00	250.00	75.00	130.0%
<b>Total Board Activity</b>	378.65	1,004.00	-625.35	37.7%
Communications				
Newsletter	333.72	1,500.00	-1,166.28	22.2%
Website				
Domain & Site Info	0.00	119.88	-119.88	0.0%
Web-stie Access	143.88	170.85	-26.97	84.2%
<b>Total Website</b>	143.88	290.73	-146.85	49.5%
<b>Total Communications</b>	477.60	1,790.73	-1,313.13	26.7%

12:11 PM  
 01/01/18  
 Accrual Basis

**Country Club Homeowners Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2017

	Jan - Dec 17	Budget	\$ Over Budget	% of Budget
Computer & Software	467.22			
Insurance-Bus Key-317, D&O...	886.00	950.00	-64.00	93.3%
Marketing Materials	768.27	768.27	0.00	100.0%
Office Supplies	0.00	25.00	-25.00	0.0%
Postage & Mail	3.47	249.00	-245.53	1.4%
Printing & Copying	4.00	325.00	-321.00	1.2%
Professional Fees				
Annual Corp Report	20.00	10.00	10.00	200.0%
Bank Fees	20.00			
C O N O Dues	50.00	50.00	0.00	100.0%
Covenants Compilation	0.00	450.00	-450.00	0.0%
Gov't Reports	201.53	250.00	-48.47	80.6%
Legal Services-Covenants	0.00	50.00	-50.00	0.0%
Total Professional Fees	291.53	810.00	-518.47	36.0%
Total Expense	3,753.51	6,772.00	-3,018.49	55.4%
Net Ordinary Income	616.49	4,968.00	-4,351.51	12.4%
Other Income/Expense				
Other Income				
Special Legal Donations	0.00	7,500.00	-7,500.00	0.0%
Total Other Income	0.00	7,500.00	-7,500.00	0.0%
Other Expense				
Reserve Funding-10 % Dues	0.00	924.00	-924.00	0.0%
Special Legal Expenses	0.00	7,500.00	-7,500.00	0.0%
Total Other Expense	0.00	8,424.00	-8,424.00	0.0%
Net Other Income	0.00	-924.00	924.00	0.0%
Net Income	616.49	4,044.00	-3,427.51	15.2%

# ATTACHMENT 4 TREASURER'S REPORT: PROFIT-LOSS STATEMENT

12:13 PM  
01/01/18  
Accrual Basis

## Country Club Homeowners Association Profit & Loss Prev Year Comparison-2017 January through December 2017

	Jan - Dec 17	Jan - Dec 16	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
HOA Dues Income			
Dues 2014-9/30	0.00	40.00	-40.00
Dues 2015-12/31	0.00	110.00	-110.00
Dues 2016-12/31	120.00	1,740.00	-1,620.00
Dues 2017-12/31	4,040.00	260.00	3,780.00
Dues 2018-12/31	210.00	0.00	210.00
<b>Total HOA Dues Income</b>	<b>4,370.00</b>	<b>2,150.00</b>	<b>2,220.00</b>
<b>Total Income</b>	<b>4,370.00</b>	<b>2,150.00</b>	<b>2,220.00</b>
<b>Expense</b>			
Annual Meeting			
Meeting Mailers	184.25	0.00	184.25
Meeting Rental and Services	0.00	1,058.12	-1,058.12
Refreshments	136.70	0.00	136.70
Signage	155.82	0.00	155.82
<b>Total Annual Meeting</b>	<b>476.77</b>	<b>1,058.12</b>	<b>-581.35</b>
Board Activity			
Meetings	53.65	0.00	53.65
Special Events	325.00	0.00	325.00
<b>Total Board Activity</b>	<b>378.65</b>	<b>0.00</b>	<b>378.65</b>
Communications			
Newsletter	333.72	0.00	333.72
Website			
Domain & Site Info	0.00	170.85	-170.85
Web-site Access	143.88	119.88	24.00
<b>Total Website</b>	<b>143.88</b>	<b>290.73</b>	<b>-146.85</b>
<b>Total Communications</b>	<b>477.60</b>	<b>290.73</b>	<b>186.87</b>

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12:13 PM  
01/01/18  
Accrual Basis

## Country Club Homeowners Association Profit & Loss Prev Year Comparison-2017 January through December 2017

	Jan - Dec 17	Jan - Dec 16	\$ Change
Computer & Software	467.22	0.00	467.22
Insurance-Bus Key-317, D&O-11	886.00	899.00	-13.00
Marketing Materials	768.27	0.00	768.27
Postage & Mail	3.47	1.69	1.78
Printing & Copying	4.00	61.15	-57.15
Professional Fees			
Annual Corp Report	20.00	10.00	10.00
Bank Fees	20.00	-5.00	25.00
C O N O Dues	50.00	50.00	0.00
Gov't Reports	201.53	201.48	0.05
<b>Total Professional Fees</b>	<b>291.53</b>	<b>256.48</b>	<b>35.05</b>
<b>Total Expense</b>	<b>3,753.51</b>	<b>2,567.17</b>	<b>1,186.34</b>
<b>Net Ordinary Income</b>	<b>616.49</b>	<b>-417.17</b>	<b>1,033.66</b>
<b>Net Income</b>	<b>616.49</b>	<b>-417.17</b>	<b>1,033.66</b>

# ATTACHMENT 5

## HISTORY COMMITTEE REPORT

CCHOA History Committee  
Minutes of the Committee Meeting Jan 2, 2018 at 6 p.m. at 2847 Marilyn Rd.

Present: Janice Marie-Gallof, chair; Deb Berwick, Judie Werschky  
Absent: Mary Corrow, John Potterat

1. Numerous sources of documents were made available by Deb and Janice to assist in our discussion and planning. These were:
  - a. List of 33 current home owners residing in the CCHOA area between 40 - 67 yrs.
  - b. Recorded notes of the June 17, 2017 interviews with Verne Collier, Bill Sinclair, David & JoAnn Supperstein. Additional information provided by John Potterat, Judie Werschky, Deb Berwick, and Janice Marie-Gallof.
  - c. Recorded notes of brief talks with Herman Hansen (6/10/17) and Ed Hayes (Summer 2016)
  - d. Two brief articles from the Gazette newspaper "Back Pages" in 12/10/2013 and 9/17/2016 which mention two different homes in our HOA area in 1963 and 1966.
  - e. Recorded notes of talks with Bob Hughes and Keith Paris in Summer 2016 (by Linda Kittiel).
  - f. A researched compilation of information on why and how to conduct a neighborhood history project with a page of suggested interview questions.
  - g. Map of our HOA area indicating the date each house was built.
  - h. Three aerial maps of our HOA area in 1947, 1960, and 1962.
  - i. Five pages (mostly pictures) documenting the Nordrach Ranch, the first open-air treatment facility in Colorado Springs 1901-1903. It was located behind the current building occupied by Colorado Springs Charter Academy on Chelton Rd.
  - j. A list of 10 historical facts about former or current residents, homes, points of interest in our HOA and surrounding area.
2. Discussion highlights:
  - a. The 2018 plan for the History Committee contains 3 components:
    - 1) Research through Interviews of residents,
    - 2) Documentation of history, and
    - 3) Communication of history in various ways.
  - b. We agreed that another important aspect of the research should include accessing historical sources such as Pikes Peak Library District (PPLD) special collections and Colorado Springs Pioneers Museum (CSPM) archives.

- c. In considering the communication component, the 2018 plan for the Communications Committee was reviewed and the timeline for implementation considered.
- d. The interviews of residents will be focused on with urgency in view of the age of some of our long-term residents.
  - 1) The experience of the group interviews held last year determined that some persons may respond better to one-on-one interview sessions versus the group setting.
  - 2) The interviewee's story should be recorded as told; however, the committee should verify any information in serious question.
  - 3) Interviews should be conducted by 2 committee members; one to ask the questions and one to record the information.
  - 4) A device to help record the information during the interview will be pursued.
- 3. Actions to be pursued before the 1/30/18 committee meeting
  - a) Judie will talk to Don Bates, specifically regarding McKnight Dairy Farm, and Will and Bess Perkins (former residents of our area). She will search the CSPM archives for information regarding our area.
  - b) Deb and Janice will interview George Sweanor and Sharon Young.
  - c) Deb will also contact Alice Michaelis about interviewing her.

## **ATTACHMENT 6 WELCOME COMMITTEE REPORT**

Anne contacted Deb Berwick on Jan 1, 2018 to set a meeting time for instruction on Welcome Committee responsibilities. They found a mutually agreeable time for the meeting to be Jan 6, 2018.

Anne thanked Deb for all her time and information.

Deb let Anne know the protocol of 2 members at a time going door to door to welcome & inform new community members of our HOA.

Deb advised Anne to contact Dave May for a list of home ownerships within the past 6 months from the City Assessor.

Anne will need to update our self-addressed envelopes to reflect current Treasurer, Marty Henderson's address. Question: when purchasing supplies, is there a specific sheet to fill out or may Anne simply provide a receipt for minor reimbursements such as labels and envelopes?

For now, we have ample print outs and magnets. Where have we obtained the magnets in the past?

Deb and Anne did visit 2 addresses on Saturday afternoon. The first was 3041 Country Club where we successfully delivered information. The second was at 2801 Country Club where the neighbors were not available. (They'll try later)

On their little trek we ran into many people in our community whom Anne enjoyed meeting. This position is such a great way to get familiar with our neighbors!

## **ATTACHMENT 7 COVENANTS COMMITTEE REPORT**

MINUTES of the COVENANT COMMITTEE MEETING – Jan 9 2018

Attendees of the meeting were Pete Ashby, Curt Torrence, Vonney Northrop, Sanford Gallof, David Corrow David May, and Steve Paradis. Ivan Davidson, Eugenia Nelson, Bob Werschky and Mac Shafer were absent.

Committee Chairman, David May called the meeting to order at 7:16 pm at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

We reversed the agenda and went on to discuss Curt Torrence's concerns involving the January 2, 2018 Covenant Draft first.

Each of Curt's concerns were discussed. Board president, Steve Paradis brought a fresh viewpoint on concerns involving legal issues because of his business background. As each concern was discussed, the Covenant Draft was revised by Sandy Gallof to reflect the consensus of the Covenant Committee members.

We then moved forward to review and edit, as necessary, other changes to the Covenant Draft that had been recommended by committee members since the Covenant Committee meeting last December 12, 2017.

The meeting was adjourned at 9:00 pm

**ATTACHMENT 8**  
**PINECLIFF HOA NOTES FROM DAVE MAY'S DISCUSSION**  
**WITH BRUCE HUTCHINSON, BOARD PRESIDENT, JAN 8 2018**

Pinecliff HOA is a voluntary HOA with 625 lots in 19 filings. 481 of the owners are HOA members and 444 of the HOA members have the trash service with Bestway Disposal. Cost of HOA membership is \$40.00 per year. Owners must be HOA members to have the trash service. Cost of trash service is \$11.50 per month, with yearly cost paid in advance.

The Pinecliff HOA and the Architecture Control (ACC) committee operate separately with Pinecliff HOA supporting the ACC financially.

All persons involved with the Pinecliff HOA and ACC are non-paid volunteers. Bruce is retired and spends about 20 hours/week on HOA business.

Pinecliff HOA has an attorney, Kelly McQueen, who is with Cavanagh, Orten & Holmes.

The primary focus of Pinecliff HOA is management of the trash service, several forms of communications within the HOA and several social events and work days during the year.

The ACC focuses on covenant violations with a focus on on-street overnight parking, ATVs and RVs. For violations, the ACC starts by talking with the people involved, if no action, then send a letter. As a last resort, they have their attorney send a letter threatening a \$50.00 per day fine until compliance is achieved. Covenant violations specific to one of the 19 filing are adjudicated owner to owner in the same manner as present in CCHOA.

The biggest worries for the Pinecliff HOA are drones, marijuana and vacation rentals. Two or 3 of the filings have amended their covenants to deal with vacation rentals.

The Pinecliff HOA and ACC do not use Colorado Springs City Code Enforcement to aid them in enforcing covenant violations.



Their Youth for Hire program is not working out well. We did not discuss specific reasons for the failure.

Ute Valley Park received a large grant from the US Government for fire mitigation. They accomplished this by working with FEMA and Colorado Springs fire mitigation people to get the grant. Friends of Ute Valley Park receive 0.1% of Colorado Springs sales tax through a program called TOPS. Steve knows more about these programs and will guide the Board in attempting to get grant money for fire mitigation in Palmer Park.

Pinecliff HOA does not have a Neighborhood Watch program. Due to increased burglary in the HOA, they have used extra duty police patrols in an attempt to reduce burglary, but Bruce isn't sure those patrols are helping the situation.

Pinecliff does not have a History Committee.

Pinecliff has 2 Social Events ladies on the Board.

They have a News Blast document that goes out via email once or twice a month to keep home owners aware of social events, work days, law enforcement events, etc. that are happening in the HOA.

Bruce told me about another HOA/Association that is rewriting their covenants/policies as is CCHOA. They are: The Rustic Hills Association which has 3 filings with just over 200 homes involved. Rick Hoover, their association president, said they have been working on this for over 2 years. They had an attorney review and edit their work for compliance with C. S. City Code, regulations and state laws. Mr. Hoover feels that the \$2000.00 attorney fee is fair and that doing the re-write of their covenants/policies is worth the time and money. Mr. Hoover is willing to be of help to CCHOA however he can and gave me his phone number. It is: 719-338-9174.

I believe that Pinecliff HOA's success in having such large participation is due primarily to their trash service and many social events.