



Dedicated to the protection

quality of neighborhood living

Homeowners' Association

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 14 January 2020

President Vonney Northrop called the meeting of the CCHOA Board to order at 5:35 PM on 14 January 2020 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: Vonney Northrop, Dorothy Hornby, Janice Marie-Gallof, Sandy Gallof, Ken Francois, and Vicki Tostanoski.

Absent: Dave Corrow and Marty Henderson.

Guest: Susan Henderson.

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 10 December 2019 were presented. Vonney motioned that the minutes be approved. Vicki seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 31 December 2019 are provided in Attachments 2-4.
- b. From the 2020 billing for the folks that were signed up for trash service, 96 have paid 2020 dues and trash fees. That gives us available funds of \$5,365.46.
- c. Later this month Marty will invoice all the homes that are not signed up for trash for their 2020 voluntary dues.
- d. We lost 2 customers, one, who had just signed up in November, cancelled because she couldn't afford the packout fee. The 2nd customer moved to assisted living and Marty never heard from their daughter about continuing service. We have picked up 3 new customers for 2020 which brings us up to 97. Bestway/GFL raised their rates, so some are switching over to Waste Connections. One customer was tired of Bestway/GFL leaving their bins "all over the place". Marty has had other neighbors complain about the Bestway trucks speeding through our streets. Another new customer was with Springs Waste and is the first one from Holiday PL to switch.
- e. Waste Connections has given us a new Service Agreement. Sandy and Vonney have reviewed and concurred. Marty is waiting for some final changes from Waste Connections before signing. This will have the new rates, and packout will be lowered from \$15 to \$7.50. Marty will issue a refund to the 2 neighbors that use packout and communicate this rate reduction in case others would like to start using packout.
- f. Vicki motioned that the Financial Reports be approved. Dorothy seconded the motion. The Reports were approved unanimously.

OLD BUSINESS

- a. Covenants Issue
 - 1) Sandy presented a draft letter to all Highland Acres Block 1 owners and a Clerk and Recorders Office clarification addressing the Covenants issues (Attachments 5-6).
 - 2) Sandy stated the letter to the Block 1 owners should be sent either registered or certified so we have proof they were delivered/received.
 - 3) Vonney stated she would sign the letter for the Board. **The signed document will be forwarded to Sandy for distribution.**
 - 4) Vicki motioned that the letter and clarification be approved and the letter be sent in such manner that we receive proof of delivery/receipt. Janice seconded the motion. The motion was approved unanimously.
 - 5) Vonney stated Mr. Hansen had replied to her email but did not provide Power of Attorney proof. She offered to meet with Dr. Hansen with his son(s) present if they prefer but has received no reply yet to her offer.
- b. Report on Chelton Road Stormwater Meeting
 - 1) Ken provided a report on the Stormwater meeting (Attachment 7).
 - 2) The project goal is to resolve a drainage issue affecting the San Luis neighborhood that has existed for at least 30 years.
 - 3) The Charter school has declined to provide an easement for this project, resulting in a limited solution.
 - 4) A meeting between the City and the Charter school will be held on 16 January to try to resolve the easement issue. Otherwise, the City will concentrate their efforts on Austin Lane, south of the school.
 - 5) The City believes most diverted traffic will use Sturgis and Centre. Other attendees at the meeting argued that Holiday Lane will also be affected.
 - 6) The City will look at changing the timing for the Holiday Lane/Circle traffic light in an effort to reduce traffic impact
 - 7) The City Engineer, Jeff Dunn, stated the Police will not help with traffic during the construction.
 - 8) There will be a 72-hour notice before North Chelton Road will be closed to through traffic.
 - 9) The drainage issue affecting areas northwest of the Charter school (our neighborhood) is proposed to be resolved by a 2020 funded project (construction, if approved/funded, would start in 2021).

NEW BUSINESS

- a. January Newsletter:
 - 1) **Janice will provide Gardening/Landscaping and History Book update articles.**
 - 2) The History Book update will provide contact/pickup information for those who have not yet received their book.
 - 3) Sandy has provided Short Term Rental update, Firewise, and Chipping Program articles.
 - 4) **Susan will develop a Calendar of events, including a Garage Sale on 26-27 June 2020**
 - 5) **Sandy will check with the Church to see when their Garage Sale will be.**
 - 6) **Ken will provide an article on the Stormwater work on North Chelton Road.**
 - 7) **All articles should be provided to Susan no later than 21 January so we can get the Newsletter out before the end of January.**
- b. Volunteer Requirements

- 1) Sandy stated we should be looking for volunteers to support specific events/activities rather than committee membership.
 - 2) Sandy will provide Susan a list of volunteer requirements for the Safety Committee events/activities.
 - 3) Vicki stated she has had no luck in getting volunteers for her Communications activities.
- c. Annual Safety Meeting.
- 1) Sandy reported he has reserved the downstairs meeting room at the Ascension Lutheran Church for 7 March 2020 9 AM to 11 AM. The Colorado Springs Fire Department has agreed to discuss Palmer Park and other areas for Fire Mitigation efforts.
 - 2) Sandy recommended we reach out to St Andrews and Greencrest neighborhoods to see if they would like to attend our annual Safety meeting. All agreed this was a good idea and the Safety Committee will contact these neighborhoods.
 - 3) Sandy also mentioned the properties east of Chelton Road (the hillside from Paseo to Centre). He will check with the Colorado Springs Fire Department (CSFD) to see if they can support chipping for this area.
 - 4) Sandy will also check with the CSFD to see how many properties in our neighborhood have used the free on-site consultation service the CSFD offers.
 - 5) Sandy will add information on the free on-site consultation service to the Chipping article for the Newsletter.
- d. Additional Benefits for Dues Paying Owners
- 1) Susan stated one option might be to provide the Newsletter only to dues paying members. Sandy stated the Newsletter is the best way to get information out to all the neighborhood and sending it to only dues paying owners might impact the flow of information. Vonney stated we should ask people where they get their information (e.g., the Newsletter, the web page, neighbors).
 - 2) Vonney suggested an ice cream social just for dues paying owners.

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome
- 1) Janice has written an article for the Newsletter announcing the startup of the HOA Garden and Landscaping Group. The first meeting of the group will be in early March.
 - 2) Several homeowners (7 persons, so far) have already expressed an interest in joining a neighborhood gardening and landscaping group.
 - 3) Dorothy worked with Mary Corrow and Jennifer Williamson to put together the welcome packages. The packages (100) will be put into folders and will then be ready for delivery to new homeowners.
- b. Communications
- 1) Vicki checked with Susan Hoover regarding updating the HOA Facebook page and Susan declined.
- c. CONO
- 1) The CONO HOA Support meeting was held on 9 January 5:30 - 7:00 pm and the topic was Brainstorming and Problem Solving. HOAs were asked to bring forth issues they are currently experiencing and then work together as a group of HOAs to provide solutions to those problems. Any issues that they did not have solutions for, or that needed more education on, will become future HOA Support Group topics in 2020.
 - 2) Ken stated 15 HOAs attended the meeting and the majority reported they were having litigation issues.
 - 3) Ken reported many people do not like HOAs, feeling they are too intrusive.

- 4) Ken reported that last year the Colorado Legislature proposed changes in HOA regulations but Governor Polis vetoed it, saying he felt previous legislation was not effective. Governor Polis asked for a report on whether or not HOAs are transparent enough.
- 5) One legislative proposal was to mandate HOAs must reply to queries within 10 business days. If they do not reply within this timeframe, HOAs would be fined \$50 a day for up to 10 days.
- 6) Vonney asked if the report will delineate between voluntary and commercially managed/mandatory HOAs.
- 7) Ken provided a summary of the proposed legislation and report for the record (Attachment 8).
- 8) During the brainstorming session, the following issues were raised:
 - a) How to involve the neighborhood,
 - b) How to meet the needs of an aging and/or changing demographic neighborhood,
 - c) How to coordinate between the Regional Planning Board and HOAs with regards to City Code and Covenants,
 - d) Short Term Rentals,
 - e) Legal risks with social media.
- 9) Ken stated CONO recommends insurance coverage should cover volunteers as well as Board members.
- 10) Ken stated some HOAs believe only Bestway is actually recycling their recycle pickups since only they have recycling centers.
- 11) Ken stated two books were recommended ("Better Together" and "Bowling Alone") to aid HOAs.
- 12) It was recommended Marty look into how Waste Connections is handling their recycled pickups. Waste Connections replied that they do recycle, but there are restrictions to what they can recycle. There is actually a limit to what can be "dirty" or contaminated. As the drivers are picking up the recycle they are required to watch what is going into their trucks. If there is too much trash in the recycle Waste Connections cannot put it in recycle. With China shutting down our ability to export our recycle, companies have had to become a lot more aware of what is coming in. On each of the lids of the recycle cans there is a list of what is accepted and what is not. Waste Connections actually takes the recycle to their transfer station and then truck it to Denver to be sorted through.
- 13) Next Support Group meeting will be on 13 February 2020.

d. Covenants: No report.

e. History

- 1) Janice reported, even with the weather and holidays, progress has been made on the delivery process. About 54 books vs 107 at December Board meeting remain to be delivered. Austin, Circle, Fairview and Holiday are the streets with the most yet to be delivered.
- 2) Janice is currently working on Austin and have about 22 left to go.
- 3) Of the 54, some of these represent several attempts at delivery with no luck.
- 4) Janice suggested that these be returned to her and held until newsletter article reports this difficulty and that homeowners may contact her for delivery.
- 5) Of the 85 extra copies we had originally: 25 have been sold and 4 are held for purchase. An additional 10 are for former homeowners interviewed plus Pikes Peak Library District and the Pioneers Museum. Therefore 46 remain.
- 6) The Palmer Park caretaker, Nat Hook bought 2 copies. Janice invited him to join us at any future HOA block parties (to learn more about Palmer Park activities, first hand) and he agreed.
- 7) The interim Director of CONO, Richard Strasbaugh bought a copy to display at the CONO office. Janice will provide him her HOA contact cards for anyone wanting more information about our process. He really liked the book; especially as a tool to promote closer knit neighborhoods.

- f. Safety
 - 1) Sandy reported on Fire Mitigation efforts (Attachment 9)

Vonney motioned the meeting be adjourned. Vicky seconded the motion. The meeting was adjourned at 7:05 PM.

The next regularly scheduled meeting will be: **Tuesday, 11 February 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 CorrowCovenants 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), Susan Hoover (Facebook)

ATTACHMENT 1

**Board Meeting Agenda
14 January 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) Covenants Issue
 - b) Report on Chelton Road Closure Meeting
6. New Business
 - 1) January Newsletter (Schedule and Proposed Articles)
 - 2) Volunteer Requirements
 - 3) Annual Safety Meeting (Date and Subjects)
 - 4) Additional Benefits for Dues Paying Owners
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
8. Adjourn

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

As of December 31 2019			
Sources	Number	\$ Amount	
2019 Dues Paid USPS	159	\$4,770.00	1 More from Nov
2019 Dues Paid via PayPal	11	\$317.13	No Change from Nov
2019 Dues Prorated	2	\$10.00	No Change from Nov
2019 Dues Paid Extra	0	\$14.00	
Totals for 2019	172	\$5,111.13	
% of 314 Homes that Paid 2019 Dues	54.78%		
2020 Dues Paid USPS	93	\$2,790.00	
2020 Dues Paid via PayPal	3	\$86.49	
2020 Dues Paid Extra		\$20.00	
Totals for 2020	96	\$2,896.49	
% of 314 Homes that Paid 2020 Dues	30.57%		
Operating Checking Account Balance		\$19,615.16	
Commitment to Waste Connection		\$14,395.21	
History Book Fund		\$215.29	
Operating Balance		\$5,004.66	
Reserve Account Balance		\$360.80	
Total Available HOA Funds		\$5,365.46	

ATTACHMENT 3
TREASURER'S REPORT: RESERVE RECONCILIATION SUMMARY

11:00 AM
01/01/20

Country Club Homeowners Association
Reconciliation Summary
US Bank –Reserve, Period Ending 12/31/2019

	<u>Dec 31, 19</u>
Beginning Balance	360.80
Cleared Balance	360.80
Register Balance as of 12/31/2019	360.80
Ending Balance	360.80

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

10:56 AM

01/01/20

Country Club Homeowners Association
Reconciliation Detail
US Bank –Operating, Period Ending 12/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						10,417.74
Cleared Transactions						
Checks and Payments –3 items						
Bill Pmt -Check	12/02/2019	EFT	Waste Connections	X	-1,196.75	-1,196.75
Check	12/12/2019	432	Gallof Sanford	X	-1,000.00	-2,196.75
Check	12/13/2019	433	Northrop Richard D	X	-17.95	-2,214.70
Total Checks and Payments					-2,214.70	-2,214.70
Deposits and Credits –12 items						
Deposit	11/29/2019			X	28.83	28.83
Deposit	12/02/2019			X	22.50	51.33
Deposit	12/02/2019			X	203.04	254.37
Deposit	12/02/2019			X	2,085.12	2,339.49
Deposit	12/02/2019			X	2,111.16	4,450.65
Deposit	12/05/2019			X	2,011.52	6,462.17
Deposit	12/11/2019			X	38.00	6,500.17
Deposit	12/11/2019			X	1,936.80	8,436.97
Deposit	12/12/2019			X	28.83	8,465.80
Deposit	12/20/2019			X	150.00	8,615.80
Deposit	12/20/2019			X	2,593.28	11,209.08
Deposit	12/28/2019			X	203.04	11,412.12
Total Deposits and Credits					11,412.12	11,412.12
Total Cleared Transactions					9,197.42	9,197.42
Cleared Balance					9,197.42	19,615.16
Register Balance as of 12/31/2019					9,197.42	19,615.16
Ending Balance					9,197.42	19,615.16

ATTACHMENT 5

Proposed letter to Highland Acres Block 1 Homeowners



Country Club

Homeowners' Association

Dedicated to the protection

quality of neighborhood living

www.countryclubestateshoa.org

To: All Highland Acres Block 1 Owners

Subject: Highlands Acres Covenants

The Country Club Homeowners Association (CCHOA) has been advised that (1) the Declaration of Protective Covenants for Highland Acres Subdivision recorded on April 11, 1956 at Reception No. 996886, and (2) the Modification of Declaration of Protective Covenants recorded on March 26, 1962 at Reception No. 228692 (collectively, the "Original Covenants") only addressed Highland Acres Block 2 Lots 1-3, and did not apply to Highland Acres Block 1 Lots. A search of the Clerk and Recorders records revealed no digitally recorded Covenants for Highland Acres Block 1 Lots.

The 2018 vote to amend the Original Covenants with a new set of Covenants was approved by a majority of the Highland Acres Block 2 owners, but was not approved by a majority of the Highland Acres Block 1 owners. Therefore the Original Covenants were amended and the new Covenants recorded, still covering only Block 2 Lots. **Block 1 Lots remain with no Covenants.**

A clarification will be recorded with the El Paso County Clerk and Recorders Office that identifies the affected Highland Acres Subdivision addresses and Lots subject to the amended covenants.

The effect of this is that any Block 1 issues will be resolved using Colorado Springs City Code and neighbor to neighbor involvement, not by enforcement of any covenants passed by other filings passed in 2018.

The information contained in this letter has been reviewed and verified by the CCHOA Board of Directors and the law firm of Orten, Cavanagh & Holmes LLC.

Sincerely Yours,

Board of Directors
Country Club Homeowners Association

ATTACHMENT 6

Proposed Clarification for Highland Acres Clerk and Records Office Filing

Clarification for Declaration of Protective Covenants for Highland Acres Subdivision

Since the Declaration of Protective Covenants for Highland Acres Subdivision recorded on April 11, 1956 at Reception No. 996886, and (2) the Modification of Declaration of Protective Covenants recorded on March 26, 1962 at Reception No. 228692 (collectively, the "Original Covenants") only addressed Highland Acres Block 2 Lots 1-3, and did not apply to Highland Acres Block 1 Lots and;

The 2018 vote to amend the Original Covenants with a new set of Covenants was approved by a majority of the Highland Acres Block 2 owners, but was not approved by a majority of the Highland Acres Block 1 owners:

Therefore the Original Covenants were amended and the new Covenants recorded, still covering only Block 2 Lots. **Block 1 Lots remain with no Covenants.**

The affected Highland Acres Subdivision addresses and Lots subject to the amended covenants are:

Property Address	Legal Description
2725 Holiday Ln	ALL REPLAT OF A PORTION OF LOT 1 BLK 2 HIGHLAND ACRES SUB COLO SPGS
2750 N Chelton Rd	NELY 180 FT OF THAT PART OF LOT 1 BLK 2 HIGHLAND ACRES DES AS FOLS, BEG AT MOST NLY COR OF SD LOT, TH SWLY ALG NWLY LN THEREOF 300 FT TO MOST WLY COR OF SD LOT, SELY ALG SWLY LN OF SD LOT 158.4 FT, NELY TO PT ON NELY LN OF SD LOT THAT IS 140 FT FROM POB
2720 N Chelton Rd	NWLY 13.4 FT OF LOT 2, PART OF LOT 1 AS FOLS, BEG AT A PT ON NELY LN OF LOT 1 THAT IS 140 FT SELY FROM MOST NLY COR OF SD LOT, TH SWLY TO A PT ON SWLY LN OF SD LOT THAT IS 158.4 FT NWLY FROM MOST SLY COR OF SD LOT, SELY ALG SWLY LN OF SD LOT 158.4 FT, NELY PARA TO NWLY LN OF LOT 1 TO NELY LN OF LOT 1, TH NWLY ALG SD NELY LN 111.6 FT TO POB BLK 2 HIGHLAND ACRES
2714 N Chelton Rd	LOT 2 EX NWLY 13.4 FT BLK 2 HIGHLAND ACRES
2710 N Chelton Rd	LOT 3 BLK 2 HIGHLAND ACRES
2700 N Chelton Rd	NELY 180.0 FT OF LOT 4 BLK 2 HIGHLAND ACRES
Centre Ln	SWLY 120.0 FT OF LOT 4 BLK 2 HIGHLAND ACRES, TOG WITH THAT PORT OF CUL-DE-SAC LY WLY OF WLY R/W LN OF CENTRE LN ADJ TO SD LOT 4 BY VAC ORD BY BK 2019-391

ATTACHMENT 7

Chelton Road Stormwater Project Town Hall Report

- Moderators: Jeff Dunn, City Project Engineer
Adam Baker, Colorado Springs Utilities Engineer
- Scope: New 30" drainage pipe installed from Maizeland Rd to School
New utilities installed on Maizeland at same time
New waterline installed on Austin Place
New pavement over all affected areas
- Schedule: Release RFP in December 2019
Proposals due in January 2020
Contract Award in late-January 2020
Work begins in February 2020
Project complete by August 2020
- Cost: \$5 fee on CS Utility bill pays for project
- Concerns: School refused to grant city easement to fully resolve drainage issues
Current drain inlets are not being maintained by city
Scope will not address drainage issue west of school
School drop-off will be re-routed to west
Traffic signal at Holiday and Circle will be re-timed
- Discussion: All drainwater running down San Carlos is from school property
School concluded not in their best interest to grant easement due to costs
Homeowners most directly affected by drainage issues expressed dismay about school's reluctance to grant easement and asked city to conduct follow-up town hall with school officials present
Homeowners near school also asked city to address daily nuisance of school traffic and safety issues create by drivers speeding through neighborhood
- Actions: City Project Engineer to schedule follow-up meet with school
CSU Engineer to consult with city's traffic engineer to re-time traffic signal located at Holiday and Circle

ATTACHMENT 8
Summary of Report Addressing Colorado Governor's
Executive Order D-2019-006

Legal Framework

- In 2010 the General Assembly passed House Bill 10-1278 creating The HOA Center to establish a central repository for complaints related to homeowner association (HOAs) in Colorado
- In 2013 the General Assembly passed House Bill 13-1277 requiring Community Association Managers (CAMs) and CAM businesses to obtain a license from state effective July 1, 2015
- In 2014 the General Assembly passed House Bill 14-1254 requiring CAMs to disclose all fees to Community of Interest (CIC)/HOA Board of Directors for which they manage annually
- In 2015 the General Assembly passed House Bill 15-1343 further clarifying the term “community association management” and creating a new license type for “apprentices”
- In May 2019 the General Assembly passed House Bill 19-1212 concerning the re-creation of the CAM licensing program
- The bill also mandated the creation of a stakeholder committee to make recommendations to Colorado’s Department of Regulatory Agencies (DORA) on CAM/HOA issues
- In late May 2019, the Governor vetoed HB19-1212 and issued Executive Order D2019-006 directing DORA and the state’s Division of Real Estate within DORA to conduct a comprehensive review of existing and potential laws to achieve effective and efficient regulation of CAMs/HOAs

Methodology

- Report based on extensive stakeholder engagement completed over six months
- Surveys sent to over 70,000 recipients; hosted four stakeholder meetings
- Primary goals of stakeholder survey and meetings was to elicit feedback on following areas:
 - ❖ The licensure of CAMs and whether licensure promotes consumer safety and cost effectiveness
 - ❖ Approaches to improve transparency among HOAs
 - ❖ Methods to reduce HOA costs and promote transparency of fees and fee schedules
 - ❖ Strategies to promote homeowner rights and consumer protection through laws and regulations

Recommendations Regarding Licensure of CAMs

- Public could benefit from continued regulation and licensing of CAMs and CAM businesses
 - ❖ 1041 complaints between July 1, 2015 and June 30, 2019
 - ❖ Of those 77 cases resulted in remedial action and 18 cases addressed with formal discipline
- Division of Real Estate should further clarify licensing requirements for CAM support personnel
- Evaluate the licensing exemptions for HOA board members, CIC members and employees who perform activities which would otherwise require a license under previous legislation
- Also, evaluate licensing exemptions for small HOA/CICs and/or those with limited budgets
- Evaluate the need for an Apprentice level license

Recommendations Regarding HOA/CIC Transparency

- Provide homeowners education on owning a home in a CIC/HOA and the importance of reviewing governing documents regarding covenants, bylaws, rules, regulations, etc.
- Require HOA/CICs to provide access to records within 10 days of a written request
- Require HOA/CICs to pay damages to owners denied access to official records

- Prohibit voting by secret or written ballot in an open meeting, except for election of officers
- Allow use of independent election monitors if requested and paid for by an owner
- Permit owners to make requests to be notified on a continual basis of any HOA/CIC meetings
- Provide meeting notices by electronic transmission to any member who provides an email address
- Allow owners to record any portion of an HOA/CIC meeting required to be open

Recommendations Regarding Methods to Reduce Costs and Improve Transparency of HOA/CIC Fees and Fee Schedules

- HOA/CICs may, as a common expense, annually obtain an independent audit of the associations records and the results of the audit should be made available to all members
- On a regular basis, HOA/CICs should estimate the reserves required to repair, replace and restore the major components of the common elements of a community that the HOA/CIC is obligated to maintain
 - ❖ Determine if the reserves are sufficient to meet HOA/CIC responsibilities
 - ❖ At least annually, adjust the HOA/CICs funding plan (and inform the members)
- Make all fee schedules related to the transfer of real property located in an HOA/CIC publicly accessible from a centralized repository so consumers and interested parties can “shop” fees
- Require all HOA/CIC Board Members (including voluntary officers) to undergo minimal “board training” and certify that they understand their fiduciary responsibilities as board members
 - ❖ Direct the Colorado HOA Center to provide required education on their website
 - ❖ Evaluate an exemption for HOA/CICs with 25 units or less
- Establish a mandatory minimum number of bids for HOA/CIC projects over a certain dollar amount

Recommendations Regarding Strategies to Promote Homeowners Rights and Consumer Protections

- Implement a dispute resolution process to address homeowner/consumer complaints against HOA/CICs in a formal, binding forum

Action Required

- None. For information only.
- CONO planning to attend hearings on any new legislation resulting from this report and will keep member HOAs informed on status at monthly HOA Support Group meetings

Ken Francois/CCHOA CONO Representative/20 January 2020

ATTACHMENT 9
Safety Committee Report

2019 was a record breaking year for the Colorado Springs Wildfire Mitigation Section. This year the Section was able to set a program record by performing fuels treatment on a total of 2,488 acres in the Wildland Urban Interface. Another record for the program was set this year with the number of homes to participate with the Neighborhood Chipping Program in a single year. The program serviced a total of 4,444 homes in 2019 (138 neighborhoods), which was 1,174 more homes serviced than in 2018.

In 2019, 1,014 homes did not register but put out piles for chipping and, while serviced, did cause delays and additional costs for the program. Therefore, In 2020, the Neighborhood Chipping program will service only registered homes.

Our Chipping week will be 11 May 2020, the same week as for St Andrews and Greencrest. We are planning for our annual safety meeting with the Fire Department on 7 March 2020 and have reserved the Ascension Lutheran Church's downstairs large meeting room for the meeting. I would like to invite Greencrest, St Andrews, and the Church members to the meeting to ensure a good crowd.

The Fire Department did submit a grant proposal for Palmer Park cleanup and will provide more information on this project at the annual Neighborhood Champions event, scheduled on 14 March 2020.