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quality of neighborhood living

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MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 9 July 2019

Vice President Janice Marie-Gallof called the meeting of the CCHOA Board to order at 5:30 PM on 9 July 2019 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: Janice Marie-Gallof, Sandy Gallof, Dorothy Hornby, Marty Henderson, David Corrow, Vonney Northrop, and Vicki Tostanoski. Absent: Steve Paradis and Dave May.

Guests: Joe Joseph and Tom Waugh

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 11 June 2019 were presented. Vonney motioned that the minutes be approved. Marty seconded the motion. The minutes were approved unanimously.
- b. The minutes of the special meeting held on 18 June 2019 were presented. Vonney stated that, since only three Board members were present at the special meeting, she felt the entire Board could not approve this set of minutes. The Board agreed. **The Board also agreed that, until there was a complete covenant control committee established, the board would need to approve responses to complaints only if 2 complaints were received. If less than 2 complaints, then there would be a form letter sent to the complainant regarding the 2 complaint policy. Dave Corrow will draft the form letter for approval.**

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 30 June 2019 are provided in Attachment 2-4.
- b. Marty reported we had 39 more homes pay their dues. That leaves us with \$3,278.69 available funds to the board. We've recovered from our expenses from the covenants by containing our spending, reducing our costs by using email, and invoicing those that have not yet paid their dues..
- c. We picked up 3 more trash customer to start 7/1. We also lost 1 customer due to house being sold. That brings our total to 84 customers..
- d. We also had 2 homes that have extra charges for picking up extra stuff, so Marty will have to invoice them for those charges. That is an interesting problem because the homeowner did something to cost the HOA money and the HOA will have to try and collect it. Hopefully that works out, but we will need to send out a communication about how to handle that.
- e. Vonney motioned that the Financial Report be approved. Vicki seconded the motion. The Financial Report was approved unanimously.

OLD BUSINESS

file: HOA Meeting Minutes-19/07/09

<http://www.countryclubestateshoa.org>

a. Social Activities

1) Garage Sale

- a) Vonney reported 12-14 people participated in the Garage Sale. The exact number was hard to determine since some people took the opportunity to hold a garage sale on the same days as the neighborhood garage sale.
- b) Vonney received some suggestions on how to improve future garage sales. These included more signs and adding participating addresses to the signs. Vonney stated several of the posted signs were found, after the garage sale, to have fallen down. She also stated that she felt adding addresses to the signs was not a good idea since people were able to identify sale locations by individual owner signs and traffic.
- c) Sandy stated no crime issues were identified on <http://www.myneighborhoodupdate.net> during or after the sale.
- d) Janice stated the garage sale proved to be a social event with neighbors meeting neighbors.

2) Block Party

- a) Dave May and Sandy met with Steve on 18 June to discuss Block Party requirements (Attachment 5-6).
- b) Tom Waugh agreed to host the party on his driveway.
- c) The Board has received no requests for driving people to/from the party. **Marty suggested neighbors ask neighbors if they need a ride to the party.**
- d) Tom made the following suggestions, based upon last year's party:
 - i. one grill
 - ii. 140-150 hot dogs
 - iii. 140-150 hamburgers
 - iv. Ice cream sample kits from Costco
 - v. 1 box of napkins
 - vi. 1 box of utensils
 - vii. 2 large bags of chips
 - viii. 100 cans of soda
 - ix. 2 cases of bottled water
- e) **Tom will get the garlic and onions to sauté. Vicki will provide a crock pot.**
- f) **Vicki and Tom volunteered to provide serving dishes for the hot dogs/hamburgers and sautéed items.**
- g) **Dave Corrow volunteered to provide the tables and coolers.**
- h) **Marty will check with Waste Connections about trash totes for the party.**
- i) **Tom volunteered to grill and remove the trash after the party.**
- j) Marty stated the budget for the Block Party is \$400 but we could, without any problem, go up to \$500 if needed.
- k) Vicki suggested one email blast a week before the party and one just prior to the party. The blasts will remind everyone about the date and time of the party, ask attendees to bring a side dish to share, bring chairs, and bring umbrellas (in event of rain).

b. History Update: Deferred to August Board Meeting.

c. Proposed Accessory Dwelling Unit Ordinance

- 1) Sandy provided information on the City Council 24 June meeting (Attachment 7).
- 2) City Council has asked City Planning for more information and more options.
- 3) Sandy reported ADUs were not discussed at the 8 July 2019 City Council Working Session.

- d. Succession Plan
 - 1) Janice met with Marty on 12 June and got the proper forms signed for authorization for check signing at US Bank.
 - 2) Steve submitted a notice of his intention to step down as President, citing being overwhelmed personally and professionally. He specified that he would leave it up to the Board as to how long he needed to stay or bring his successor up to speed.
 - 3) Janice asked if we need a replacement before the Annual Homeowners meeting
 - 4) The Board agreed we need to get Steve's input on what he is willing to do until the Annual meeting.
 - 5) The Board agreed that Steve, since he was the driving force, should make a presentation at the Annual Meeting highlighting all the activities accomplished in 2019.
 - 6) Sandy will provide all Board members information, based upon the Bylaws, on replacing Board officers/members.

NEW BUSINESS

- a. Neighborhood Watch/HOA Separation
 - 1) Joe Joseph of the CSPD addressed HOA/Neighborhood watch separation requirements.
 - 2) Tom stated the Police Department has specified they want to deal with only one organization, regarding Neighborhood Watch. Therefore, they are driving the separation between Neighborhood Watch and the HOA.
 - 3) Vicki felt if we sponsor one organization, we have to allow all organizations.
 - 4) Dorothy asked if Neighborhood Watch can advertise on the HOA web site.
 - 5) Vicki suggested individuals could buy a Neighborhood Watch advertisement on the web page/newsletter. All agreed this was a good solution for getting Neighborhood Watch information out to the neighborhood.
 - 6) Joe also mentioned the Fire Department has a 100 foot limitation, based upon their hose length, of supporting property firefighting.
- b. Handling of Reported Issues/Complaints
 - 1) All agreed reported issues/complaints should go to Dave Corrow.
 - 2) Dave Corrow will document and track these complaints/issues.
 - 3) Dave will develop a form to notify people reporting issues/complaints that the Board cannot act until there are two neighbors reporting an issue/complaint.
 - 4) The Board also affirmed that we can only act within the approved set of Covenants for each subdivision.
 - 5) If the issue/complaint involves a City Code violation, it is the reporting homeowner's responsibility, not the Board, to report the violation to City Code Enforcement.
- c. Annual Meeting
 - 1) All agreed to having no guest speaker this year. The focus this year should be on social activities.
 - 2) Sandy stated we have used the Ascension Lutheran Church in the past few years due to the excessive cost of hosting the meeting at the Country Club.
 - 3) When several Board members suggested the Country Club was a more sociable location, Dave Corrow volunteered to check with the Country Club about possible locations/costs. Janice suggested pointing out to the Country Club how many HOA homeowners are members.
 - 4) Janice stated check-ins in the past few years have been cumbersome. All agreed we need some form of check-in to verify we have a quorum and pass out ballots. All agreed last year's check-in was much smoother and all agreed to use the same method this year.
 - 5) Vonney suggested asking for volunteers for various committees at the Annual meeting.

- 6) Dorothy asked if all Board Members should have name tags for the Annual Meeting. Sandy will check availability of the name tags.
 - 7) Sandy will develop a draft agenda for the Annual Meeting and present it at the August Board Meeting for discussion.
 - 8) Sandy stated we need to form a Nominating Committee to identify candidates for the Board. He recommended this be a topic for the August Board Meeting.
 - 9) Sandy will provide all Board members information on the Nominating Committee, based upon the Bylaws.
- d. Sandy stated that Ken Francois has volunteered to serve as a CONO representative.
- 1) Vicki suggested talking with Dave May, our current CONO representative, and see how we can transition Ken into the position. Note: Previous CONO representatives have been Directors-at-Large.
 - 2) Dave Corrow will invite Ken to the next Board meeting so Ken can see what is involved.

The meeting was adjourned at 7:23 PM.

The next regularly scheduled meeting will be: **Tues, 13 August 2019 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 2018:

President Steve Paradis
 Vice President .. Janice Marie-Gallof
 Treasurer Marty Henderson
 Secretary Sandy Gallof
 At-Large Hayden Gregory.....Assistant Treasurer
 At-Large Dorothy Hornby
 At-Large David Corrow
 At-Large Dave MayCovenants
 At-Large Vicki TostanoskiChief Information Officer - Communications
 At-Large Vonney Northrop

COMMITTEES:

- COVENANTS/ARCHITECTURE: BOARD COORDINATOR - Dave Corrow
MEMBERS: Open
- SAFETY: BOARD COORDINATOR – Dave May
MEMBERS: Open
- 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
9 July 2019
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) Social Activities
 - 1) Garage Sale Lessons Learned/Feedback
 - 2) Block Party
 - a. Location
 - b. Allowable Funds
 - c. Amount of Food/Drink
 - d. Equipment (Tables, Grills, Coolers, etc.)
 - e. Liability Issues
 - f. Volunteers
 - g. Communications
 - b) History Update
 - c) Proposed Accessory Dwelling Unit Ordinance
 - d) Succession Plan
6. New Business
 - a) Neighborhood Watch/HOA Separation
 - b) Handling of Reported Issues/Complaints
 - c) Annual Meeting
7. Adjourn

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

As of June 30 2019			
Sources	Number	\$ Amount	
2019 Dues Paid USPS	135	\$4,050.00	38 more than May
2019 Dues Paid via PayPal	8	\$230.64	1 more than May
2019 Dues Paid Extra	0	\$14.00	
Totals for 2019	143	\$4,294.64	
% of 315 Homes that Paid 2019 Dues	45.40%		
2020 Dues Paid USPS	0	\$0.00	
2020 Dues Paid via PayPal	0	\$0.00	
Totals for 2020	0	\$0.00	
% of 315 Homes that Paid 2020 Dues	0.00%		
Operating Cheeking Account Balance		\$9,043.39	
Commitment to Waste Connection		\$6,125.50	
Operating Balance		\$2,917.89	
Reserve Account Balance		\$360.80	
Total Available HOA Funds		\$3,278.69	

ATTACHMENT 3
TREASURER'S REPORT: RESERVE RECONCILIATION SUMMARY

5:29 AM
07/05/19

Country Club Homeowners Association
Reconciliation Summary
US Bank -Reserve, Period Ending 06/30/2019

	<u>Jun 30, 19</u>
Beginning Balance	360.80
Cleared Balance	360.80
Register Balance as of 06/30/2019	360.80
Ending Balance	360.80

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

5:28 AM
07/05/19

Country Club Homeowners Association
Reconciliation Detail
US Bank –Operating, Period Ending 06/30/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						8,828.80
Cleared Transactions						
Checks and Payments –2 items						
Check	06/03/2019	Debit	UPS	X	-90.74	-90.74
Bill Pmt -Check	06/07/2019	EFT	Waste Connections	X	-1,017.50	-1,108.24
Total Checks and Payments					-1,108.24	-1,108.24
Deposits and Credits –5 items						
Deposit	06/10/2019			X	28.83	28.83
Deposit	06/10/2019			X	50.00	78.83
Deposit	06/10/2019			X	798.00	876.83
Deposit	06/12/2019			X	296.00	1,172.83
Deposit	06/14/2019			X	150.00	1,322.83
Total Deposits and Credits					1,322.83	1,322.83
Total Cleared Transactions					214.59	214.59
Cleared Balance					214.59	9,043.39
Register Balance as of 06/30/2019					214.59	9,043.39
Ending Balance					214.59	9,043.39

ATTACHMENT 5
BLOCK PARTY 27 July 2019, 3-6 PM

LOCATION: Tom Waugh's driveway?

NUMBER OF GRILLS: 2

SUPPLIES: Hot dogs
Hamburgers
Buns (hot dogs and hamburgers)
Serving dishes - 3
Ice Cream
Garlic
Onions
Condiments
Napkins
Utensils
Soda
Water
Coolers - 6
Ice
Plates
Tables
Chairs
Sun Umbrellas
Garbage Totes for Trash – Marty?

VOLUNTEERS:

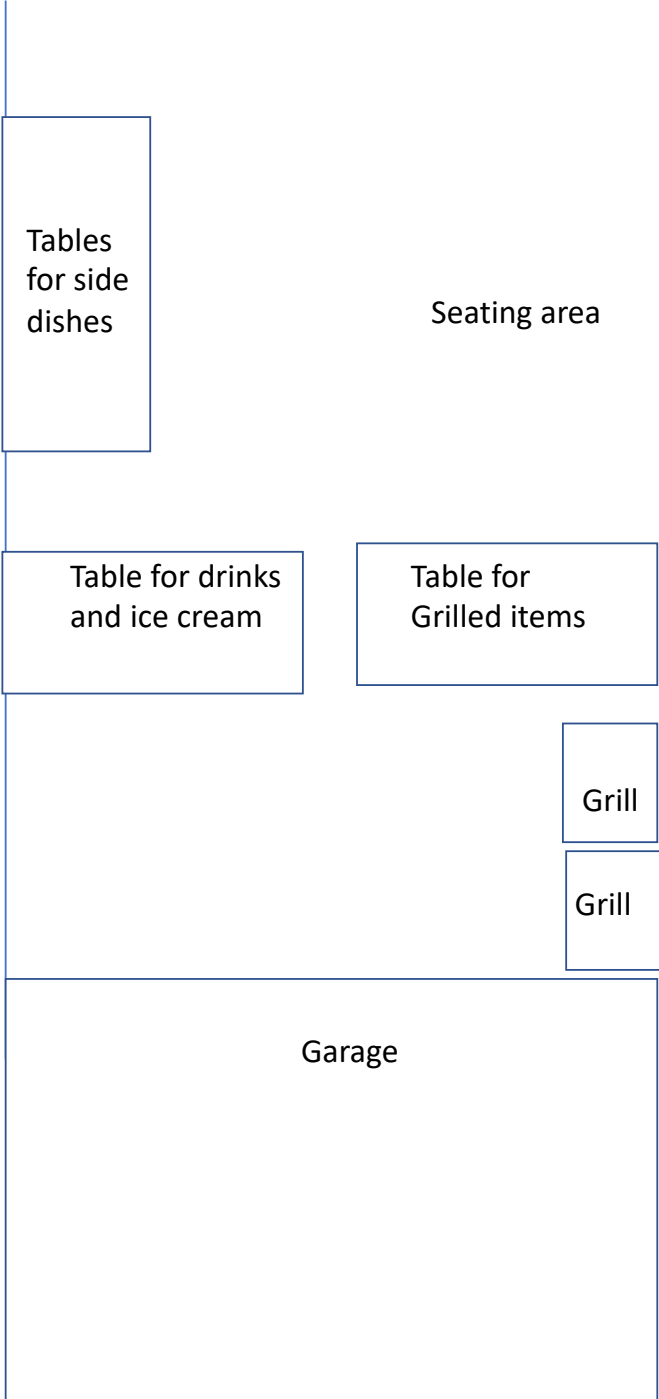
Tom W.?
Dave May -Grill
Dave C.?
Marty?
Sandy – Setup/tear down
Janice – Setup/tear down
Others?

EMAIL BLAST:

Reminder
Side dish
Chairs
Umbrellas

**ATTACHMENT 6
BLOCK PARTY LAYOUT**

Street



ATTACHMENT 7
NOTES ON 24 JUNE 2019 CITY COUNCIL WORKING SESSION

Notes on 24 June 2019 City Council Working Session

Sessions can be seen live on Channel 880 on Xfinity Cable or on ColoradoSprings.gov web page.

Session started at 1:00 PM but DU discussion did not start until approximately 3:47 PM.

Discussion went until 5:15 PM.

ADUs, by definition, must contain full kitchen (with 220 Volt stove or gas stove), full bathroom and bedroom with closet per City Planning.

Per City Planning cited studies, trends in homebuyer preferences going towards smaller lots and houses because they are more affordable. 25-34 year old people are less likely to be homebuyers. Affordability is issue for young adults.

In Portland Oregon, most ADUs are rented by 25-34 year old people. Very few are built by those that are 55 or older. Many that build ADUs say that, as they age, they would move into their ADU and rent out their house.

Richard Skorman reiterated that at the last working session 5 members said no to detached ADUs.

Andy Pico reiterated he is still against integrated ADUs. He is concerned about turning single homes into duplexes.

Dave Geislinger stated that, in the past, Colorado Springs was an older community. Now the average age is 34. He was in favor of putting everything on the table and consider what Colorado Springs wants to look like in 25-30 years.

Wayne Williams stated that how a house is set up within the house, re living areas, should not be a government issue. He also stated that what impacts neighbors is adding people or buildings to the neighborhood.

City Planner reiterated that up to 5 unrelated people can live in a single family home. The number of related people per house depends on health and safety codes but definitely can exceed 5.

Jill Gaebler reiterated she sees no difference between unrelated and related people living in one house. She believes not allowing ADUs in R-1 zones is segregating the community between the well to do and the less well to do. She believes this forces the lower income people to the edges of the city and low income people should be able to live in the nicer parts of town.

Don Knight said Jill seems to think people deserve everything now. He also said we need neighborhoods to say what they want their neighborhoods to look like. He also agreed with Wayne that the number of kitchens in a house is not important.

Richard Skorman stated that affordable housing is a big issue. He also stated the Council needs public input before making further decisions.

Andy Pico stated that a rezoning process already exists and the Council cannot rezone arbitrarily.

Mr. Wysocki, City Planning, stated they need to better and more consistently define what a dwelling unit is. He also asked if City Planning should create more scenarios to use in the Townhall meetings. No discussion on what these scenarios would be.

Mr. Wysocki also stated that Regional told him it would be cheaper to build a new attached ADU than turning an existing basement into an ADU.

There was talk of a total rewrite of all of Chapter 7 of the City Code. Mr. Geislinger said that would be even more controversial than the ADU proposal. He also stated that only adding affordable housing only in new areas would segregate people.

Wayne Williams stated no one deserves to live in any area they want. People have to make decisions on what they afford and live with. He also pointed out that not all high density housing being built is at the edges of town. He specifically mentioned the Lowell and Gold Mesa developments. He wants flexibility and reiterated he was not interested in the existing structure content but rather the impact on neighbors and neighborhoods is what is important.

Don Knight stated that if the City changes your property without your request he considers that a violation of a contract between the City and Owner. He also stated there was no relationship between ADUs and affordable housing, citing an ADU renting out for \$2500 per month.

Tom Strand stated he was receiving 6-12 emails a day on ADUs, most being against. He thinks the Council should schedule Townhall meetings to discuss ADUs in July. He also stated that a lot of people in R-1 zones have the perception they have an agreement with the City regarding what can go in an R-1 zone. He suggested 3-5 Townhall meetings be held to get public opinion.

Dave Geislinger stated that going for detached ADUs is now a step to far but the Council may want to consider them later on.

Yolanda Avila stated ADUs may not address the affordable housing issue. She believes the Council needs broader view and hear from those people "with no dog in the fight." She also stated she needs more information on the subject.

Interesting to note that in the Mill Street Plan Summary attachment provided to City Council, City Planning states "ADU construction subsidy in exchange for rent affordability." Never discussed at City Council Working Sessions in June.