



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 June 2020

President Vonney Northrop called the meeting of the CCHOA Board to order at 5:33 PM on 9 June 2020 via Zoom teleconference.

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

Absent: Dave Corrow

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 March 2020 had been approved via email, due to the COVID-19 stay at home order.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 31 May 2020 are provided in Attachments 2-4.
- b. The HOA has \$7,039.60 available for its use. Both accounts reconciled without issue. In addition, we have \$350.29 in the History Fund, and \$9,600.41 reserved for Waste Connections future bills.
- c. We did not add any new trash customers in May so our total number of trash customers is still 112. That's 37% of the homes that are able to sign up for the trash service (314). We had 3 homes not get their trash picked up during Memorial week and Waste Connections came back on Monday/Tuesday to pick up their trash. They were short 2 drivers and had some truck problems as well.
- d. 181 homes have paid their dues for 2020, 2 more than last month, which is 58% of all our homes.
- e. Marty had no issues with the June bill from Waste Connections.
- f. Hayden Gregory completed the audit of the financial Quickbooks including the Fed tax return for 2019.
- g. Dorothy motioned that the Financial Reports be approved. Janice seconded the motion. The Reports were approved unanimously.

OLD BUSINESS

- a. Additional Benefits for Dues Paying Owners
 - 1) Vonney contacted Mark Reiner Stables regarding possible discounts for HOA members. They may be willing to offer a 10% discount. Details will be discussed at their Board meeting on 9 June 2020.
 - 2) Ken reported Cheers may also be willing to offer a 10% discount but may require proof of HOA membership.
 - 3) Marty raised the issue of how best to provide proof of membership, if required.
 - 4) Vicki suggested small business sized cards for proof of membership while Vonney suggested receipts when dues are paid.
 - 5) Methods for proof of membership that do not increase the Treasurer workload will be discussed at the next Board meeting.
 - 6) Sandy will check how other organizations like Old North End Neighborhood and Pinecliff address proof of membership and if they offer discounts with businesses.
- b. Block Party Date/Location
 - 1) Dorothy reported John Garten is willing to have the Block Party in his driveway.
 - 2) Vonney recommended, due to continuing COVID-19 restrictions, we cancel all social events where food will be provided until the mask restrictions are lifted.
 - 3) Vonney then motioned that all social activities with more than 10 people be cancelled until the COVID-19 restrictions are lifted. Dorothy seconded the motion. The motion was approved unanimously.
- c. Neighborhood Issues
 - 1) Storage Unit on Marilyn Road: Someone called about the storage units on Marilyn. By that time, one had been removed and they weren't aware of that. Marty told them about that and we are aware of the situation and keeping an eye on it. They were please we are on top of it.
 - 2) Someone emailed Marty about the dead trees along Paseo. Marty passed that onto Sandy and he passed it to the Fire Department. The Fire Department contacted City Forester, Dennis Will, and Palmer Park is on his radar. Currently with COVID-19, doing fuels mitigation work in Palmer Park will not be occurring this year and it is hard to say what will be able to be done next year. Also, in open spaces or large areas like Palmer Park, dead trees are not always a bad thing. For City Forestry dead trees are not a high priority unless the trees are lining a road are an imminent threat of failure. The Fire Department will continue to work closely with City Forestry and apply for grant monies as they become available. If homeowners have questions please let Ashely Whitworth (719.385.7342, Ashley.Whitworth@coloradosprings.gov) know and she will be happy to help or put them in contact with our City Forester.
 - 3) Marty got a phone call from someone on Highland complaining about a Short Term Rental and how the front yard looks awful and has for years. Marty

asked him to text Marty the address and see if other neighbors would complain too. He said he was sure they would, but Marty hasn't heard anything else. Susan and Marty walked up Highland and you can tell which house it is. The house looks fine and there is a brick wall in the front yard forming a courtyard so you can't see the front door. The front yard is dirt, but the house is well cared for.

NEW BUSINESS

- a. Garage Sale Planning
 - 1) Sandy stated the Old North End Neighborhood, even though they had been approved by the City, has cancelled their annual Garage Sale. The reasons were they could not enforce the six foot separation required and they were concerned about liability (See attachment 5).
 - 2) All agreed, based upon the Old Business vote on Social gatherings, to cancel the Garage sale.
- b. Social Event Calendar: Deleted based upon Old Business vote on Social gatherings
- c. Newsletter
 - 1) Sandy raised the issue that we need to get a Newsletter out soon. He suggested the following topics:
 - a) COVID-19 Update
 - b) Social Events Update (include Garden Group news)
 - c) Fire Mitigation Reporting for Firewise Credit
 - d) Fire Risk Reduction tips
 - e) Crime Update
 - 2) Vonney recommended also including the tree information provided in the CONO Newsletter (Attachment 6)
 - 3) Janice thought we needed to get the Newsletter out as soon as possible to keep the homeowners informed as of what has been happening since February (the last newsletter).
 - 4) All agreed to get an E-mail blast out first and a Newsletter out no later than the end of July.
 - 5) All agreed the COVID update should just refer to the Colorado Department of Health COVID link since that link has the latest information (<https://covid19.colorado.gov>).

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/History (Attachment 7): No Welcome report
- b. Communications: No report.
- c. CONO

- 1) Ken stated the next CONO Support Group Meeting, via online, will be on 11 June 2020 with the subject being Keep Your Property Fire Safe.
- d. Covenants: No report.
- e. Safety: No report

Janice motioned the meeting be adjourned. Vicki seconded the motion. The meeting was adjourned at 6:22 PM.

The next regularly scheduled meeting will be: **Tuesday, 14 July 2020 at 5:30 pm via a TBD method.**

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
9 June 2020

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) Additional Benefits for Dues Paying Owners (Ken and Vonney report)
 - b) Block Party Location (Dorothy report)
 - c) Neighborhood issues
 - d) Website updated re: trash (Marty and Vicki report re PayPal update)
 - e) Audit update (Marty report)
6. New Business
 - a) Garage Sale Planning
7. **Social event calendar postponements vs cancellation**
8. 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
9. Adjourn

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

As of May 31 2020			
Sources	Number	\$ Amount	
2020 Dues Paid USPS	174	\$5,220.00	2 more since last month
2020 Dues Paid via PayPal	7	\$201.81	same as last month
2020 Dues Prorated	0	\$0.00	
2020 Dues Paid Extra	1	\$20.00	same as last month
Totals for 2020	181	\$5,441.81	
% of 314 Homes that Paid 2020 Dues	57.64%		
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		\$16,629.41	
Commitment to Waste Connection		\$9,600.32	
History Book Fund		\$350.29	
Operating Balance		\$6,678.80	
Reserve Account Balance		\$360.80	
Total Available HOA Funds		\$7,039.60	

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

1:24 PM
06/01/20

**Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 05/31/2020**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						17,818.19
Cleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	05/02/2020	EFT	Waste Connections	X	-1,405.34	-1,405.34
Total Checks and Payments					-1,405.34	-1,405.34
Deposits and Credits - 3 items						
Deposit	05/04/2020			X	57.68	57.68
Deposit	05/16/2020			X	30.00	87.68
Deposit	05/22/2020			X	128.88	216.56
Total Deposits and Credits					216.56	216.56
Total Cleared Transactions					-1,188.78	-1,188.78
Cleared Balance					-1,188.78	16,629.41
Uncleared Transactions						
Checks and Payments - 1 item						
Check	03/13/2020	441	Enderson Betty		-43.26	-43.26
Total Checks and Payments					-43.26	-43.26
Total Uncleared Transactions					-43.26	-43.26
Register Balance as of 05/31/2020					-1,232.04	16,586.15
Ending Balance					-1,232.04	16,586.15

ATTACHMENT 4
Reconciliation Summary

1:24 PM
06/01/20

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 05/31/2020

	<u>May 31, 20</u>
Beginning Balance	360.80
Cleared Balance	360.80
Register Balance as of 05/31/2020	360.80
Ending Balance	360.80

ATTACHMENT 5
Old North End Garage Sale Notice

Cancelled

It is with much regret that the Old North End Neighborhood Board voted not to cancel the 14th Annual ONEN Yard Sale event this year.

Although we received permission from the El Paso County to hold the event and guidelines for conducting a yard sale we were compelled to cancel for two main reasons:

- It would be almost impossible to enforce the six foot social distancing requirement for the Yard Sale buyers.
- Our insurance agency informed us the we were NOT covered by our insurance policy for liability or legal expenses from COVID-19.

The future health restrictions were too unknown to project when the ONEN Yard Sale might be possible so the board elected not to pick a future date.

Thank you for your interest.

ATTACHMENT 6
CONO NEWSLETTER (WINTER DAMAGE)

Winter Tree Damage

Many people have noticed damage to trees in the area this spring, according to City Forester, Dennis Will.

The weather events in October, November, and April caused damage such as poor leaf-out, smaller leaves, sparse crown foliage across species, browning on coniferous trees, and drying and hardening of branches. Although they look unhealthy, there is time for some species to rebound. With the warmer weather, Dennis believes trees that can do so will begin to push out a second set of leaves. He cautioned against pruning now as there might still be a response in some of the trees. After the fire damage in 2012, he saw some species begin to bloom again in late August -- that may be the case here.

If trees do not recover well enough then many of them will be harmed by insects and diseases. More tree deaths could occur and will be visible throughout the year. With warmer weather, it will not be long before stress begins to take out the compromised trees. Dennis said that dead branches are not a concern at this time, but it is important to prepare for possible city-wide tree damage.

ATTACHMENT 7
SOCIAL/HISTORY Committee Report

HISTORY:

As of mid-March, based on the COVID-19 mandates, Janice stopped delivering any history books. However, since then 2 books “on hold” due to occupancy questions were requested and thus delivered.

Three books were sold to a former resident of a home on Highland Dr. The son of the first owners of the Highland home contacted the current owners to take pictures of the residence for his mother’s 84th birthday celebration. Janice was contacted when he learned of the HOA history book and thus he bought the 3 books. The amount of \$22.50 needs to be added to the amount \$350.29 reported by Marty in his May financial report.

SOCIAL: Garden/Landscape Group:

Janice had about 14 persons who, during the past few months, expressed an interest in joining the Group. The first meeting scheduled March 15 was cancelled due to Janice’s brief illness: then the COVID/ isolation mandate was instituted. By mid-May, Janice’s contact of everyone produced a group of 5 enthusiastic responses from those willing to meet in our front driveway so we could social distance well enough with face masks. The meeting was held May 31st.

Those present agreed on the ways for the group to operate:

1. The group will operate without any officers, instead the hostess will preside at each meeting.
2. Meetings will be held monthly the last Sunday of every month at 2 pm. during most months except not during the Winter.
3. Each member will host a meeting in their home; the July meeting will be hosted by Barbara Schiff, August meeting by Susan Henderson, and September meeting by Shelly Frye.
4. Communication with participants to be done via email.
5. Several possible names for the group were suggested; however there was no agreement for any name proposed at this time. More ideas are needed.

The group discussed the following activities to pursue:

1. Meeting topics:
 - a. Discussion of garden problems and successes
 - b. Speakers (members or outside) on special topics, e.g., weed control, native plants, medicinal plants.
2. Exchange of plants among the group.

3. Tours of gardens of HOA homeowners with their permission and tours In the city or along the Front Range. Tours would not start before 2021.
4. Provision of advice and/or assistance to HOA homeowners related to gardens and landscaping.
5. Provision of sources of information and garden supply resources to group members.
6. The last activity suggested, a contest for the “best landscaping in the HOA,” was not approved by the attendees