

“Dedicated to building our community.”



www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 8 March 2022

The March Board Meeting was held via Zoom. President Marty Henderson called the meeting of the CCHOA Board to order at 6:30 PM on 8 March 2022.

Present: Marty Henderson, Bill Hoover, Amanda Schneider, Ken Francois, Sandy Gallof, Vicki Tostanoski, and Dorothy Hornby.

Absent: Steve Paradis

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 8 February 2022 were presented. The minutes were approved unanimously.

FINANCIAL REPORT (Ken Francois):

- a. The Treasurer's Financial Reports for the period ending 28 February 2022 are provided in Attachments 2-4.
- b. The February 2022 US Bank statements for the three accounts reconciled without issues. As of 02/28/2022, the Operating checking account balance is \$1380.97; the Trash-Recycle checking account balance is \$8552.71; and the new Reserve money market account balance is \$27,925.45.
- c. The new Reserve money account previously totaled \$2925.34 which comprised of the previous \$2360.80 reserve funds and the \$564.54 reserved for the History Fund.
- d. In mid-February, Ken transferred \$10,000 from the Operating account and \$15,000 from our Trash-Recycle account to the Reserve account to earn interest on the idle funds.
- e. In February, based on the average daily balance in the Reserve account, interest earned this period totaled \$0.11.
- f. The HOA has received \$5,783.84 in voluntary dues as of end of February. This indicates good support for the HOA Board.
- g. Last month, Ken reported receiving about a dozen "dues only" payments from homeowners not participating in the trash program. He estimates the responses have increased to approximately 25-30 homeowners.
- h. The Financial Reports were approved unanimously.

TRASH SERVICE REPORT (Marty Henderson)

- a. Another new customer on Austin PL was added last month. A customer on Chelton Rd on the east side of the road that sold their house had not been updated in the system, and the new homeowner had already signed up with another provider. Current count is still at 174 trash customers.
- b. The March 1st bill has been reconciled and paid. The only issue with the bill is that Marty's counts are higher than Waste Connections. Marty has emailed them to reconcile the records as we are currently being undercharged by Waste Connections.
 - 1) CCHOA has recorded 174 trash customers, WC has 172.
 - 2) CCHOA has recorded 116 recycle customers, WC has 111.
 - 3) CCHOA has recorded 7 customers with an extra bin, WC has 5.

NEW BUSINESS

- a. The February Newsletter went out via Minutemen Press on February 18th.
- b. Social Committee Update
 - 1) March Madness Event this Saturday, March 12th.
 - a) Amanda sent evites to a total of 200 email addresses and also sent postcards to 161 homes.
 - b) So far, the event has received the following RSVPs: 75 no (approximately 15 indicated they would be out of town or other engagements); 17 yes; 4 maybe; 115 no reply
 - c) It is likely that this just may not be an event that interests the community, and the social committee will adjust accordingly for next year based on the interest.
 - d) Amanda was happy to see that many individuals at least RSVP'd which will help us in planning for food and drinks for the activity.
 - 2) Amanda has received 5 completed social committee surveys so far; 3 via secure mailbox and 2 online.
- c. Safety Committee Update
 - 1) Fire mitigation meeting is March 24th at 6:30p.m. via Zoom.
 - a) The fire department has confirmed they will join.
 - b) Sandy asked Vicki to send out an email blast about the meeting to the CCHOA members 4-5 days beforehand.
 - c) Sandy asked Marty to ensure the Zoom meeting will be recorded.
 - d) Last year did not have a large turnout, so hoping to engage more in the neighborhood to attend.
 - 2) Champions breakfast will be held by the Fire Department on April 30th.
 - a. They will be giving updates on their plans for 2022.

- d) The next Community Connect Meeting is March 17th from 4-5:30p.m. via Zoom or in person at the CONO Community Center, 1506 N. Hancock.
 - a. Each meeting has an area focus and the area for the March meeting will be downtown to include the Old North End, Patty Jewett, Middle Shooks Run, Divine Redeemer, and surrounding neighborhoods. They will discuss current happenings in the area and development.
 - b. Guest speaker at this event will be Councilwoman, Nancy Henjum, who is the Councilwoman for our district.
 - c. The board decided they will also send out an email about this event to the HOA in case anyone wants to attend, in addition to the email about the fire mitigation meeting.
- e) On February 24th there were three houses along Chelton Drive that were affected by mail theft.
 - a. Sandy will write a newsletter article reminding folks how to avoid mail theft.
 - b. For those affected by mail theft, Sandy recommends calling the Colorado Springs Police Department and Postal Service Hotline.
- f) Sandy will support the March Madness event by providing Fire Mitigation information packets.

c. HNP Update

- 1) HNP Board Meeting was held March 2nd.
 - a) Two new areas participated in this meeting: Cheryle Mach from Ivywild and Wellington and Sally Clark from the Westside/Old Colorado City.
 - b) HNP Chairperson met with the new District 3 City Council representative on 2 March.
 - c) HNP planning to brief the Utilities Board 16 March on the Overhead powerline issue. Will recommend the Utilities Board develop a realistic cost estimate for burying the remaining overhead lines and conduct a risk assessment of the fire dangers inherent with overhead lines.
 - d) There are vacancies on City Boards (coloradosprings.gov/boards).
 - i. Citizen Transportation Advisory Board (CTAB) has a District 5 vacancy.
 - ii. Citizens Advisory Committee has two vacancies.
 - iii. CONO has one Board vacancy (looking for a Neighborhood representative).
 - e) CONO's Neighborhood University registration appears to be still open. 15 March is first class with an orientation session on 12 March.
 - f) The District 3 and 5 City Council representatives will be invited to the 23 March HNP Board meeting.
 - g) The Colorado College Special Use rezoning request ended in a compromise with HNP's recommendations. Colorado College agreed to a 40 foot height restriction (same as current zoning) and to abide with the Historic Preservation guidelines.
 - h) ConnectCOS: The Pikes Peak Regional Transit Authority will present a list of prioritized projects to City Council on 7 March for placement on the November

ballot. The list includes a Weber Bus Rapid Transit, Platte Avenue changes, and a feasibility study for connecting Constitution to I-25.

- i) Affordable Housing. Two advocacy groups are pushing this. Since 70% of the City Neighborhoods have restrictive mandatory Covenants, the impacts of affordable housing will fall to toe voluntary HOAs and non HOA areas. The HNP developed software can provide a macro perspective of how the historical neighborhoods contribute already to affordable housing.
 - j) HNP will meet with District 5 City Council representative and City Traffic Planner on 4 March to discuss the proposed Weber/Nevada Bus Rapid Transit plan.
 - k) Talked about the Kum and Go proposal for 8th Street and Brookside. Most of the near neighbors appear to be against it.
 - l) The next HNP Board meeting will be on 23 March at 6:30 PM.
- 2) Ken attended a meeting on Neighborhood U on February 10th.
 - 3) Bill will be attending CONO's Neighborhood University and become our certified member. First class starts March 15th.
- d. Communications Update: Vicki stated she is hoping to get something started with the new website this month.
- e. Welcome : Dorothy reported nothing new since no homes have been recently up for sale in our neighborhood.
- f. Trash: Marty reviewed the issue of being under-charged by Waste Connections. He said it has happened in the past, but usually Waste Connections emails him with the discrepancies. Marty had not heard from them, so he contacted Waste Connections to point out the errors.

The meeting was adjourned at 6:59 PM.

The next regularly scheduled meeting will be: **Tuesday, 12 April 2022 at 6:30 pm.** The next meeting will be via Zoom.

Respectfully submitted,
Amanda Schneider, Secretary

CCHOA BOARD

Board Positions as of Nov 2021:

PresidentMarty Henderson

Vice President Bill Hoover

TreasurerKen Francois

SecretaryAmanda Schneider
At-Large.....Sandy Gallof
At-Large.....Dorothy Hornby
At-Large.....Steve Paradis
At-Large.....Vicki Tostanoski

COMMITTEES:

- COVENANTS COMPLIANCE: CHAIRPERSON - Open
MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR - Sandy Gallof
MEMBERS: Bob Frye, Steve Paradis, Dave May, Jason Carter
- HISTORY: Currently inactive
- SOCIAL: BOARD COORDINATOR – Amanda Schneider
SOCIAL MEMBERS: Susan Henderson, Bill Hoover, Kala Loptien, Janice Marie-Gallof
- WELCOME: BOARD COORDINATOR –Dorothy Hornby
MEMBERS: Jennifer Williamson, Mary Corrow, Maureen Logue, Sylvia Holt
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)
MEMBERS: Open
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski (chief information officer)
MEMBERS: Susan Henderson (Newsletter)

ATTACHMENT 1
Board Meeting Agenda
March 8, 2022

1. Convene **6:30PM via Zoom**
2. Roll Call
3. New method for approval of Minutes, Financial report, and adjournment.
4. Approval of Minutes of Previous Meeting
5. Approval of Financial Report
6. Preparation/Update for March Madness (10 mins - Amanda)
7. Preparation/Update for Fire Mitigation Meeting (10 Mins – Sandy)
8. Email Blast for CONO Community Connect Meeting (5 Mins – Sandy)
9. Additional Committee Updates – Please Email updates before Board Meeting (20 Mins)
 - a) Social – Amanda
 - b) Safety – Sandy
 - c) HNP – Sandy
 - d) Treasurer – Ken
 - e) CONO - Ken
 - f) Communications – Vicki
 - g) Welcome – Dorothy
 - h) Trash - Marty
10. Expectations for April 12th Board Meeting – Marty (5 mins)
 - a) CONO Neighborhood University starts March 14th – Bill Hoover
 - b) Review of March Madness Social Event - Amanda
 - c) Review of Fire Mitigation Meeting - Sandy
11. Adjourn

ATTACHMENT 2
Operating Reconciliation Summary

11:41 AM
03/07/22

Country Club Homeowners Association
Reconciliation Summary
US Bank - Operating, Period Ending 02/28/2022

	<u>Feb 28, 22</u>
Beginning Balance	11,337.11
Cleared Transactions	
Checks and Payments - 4 items	-10,579.98
Deposits and Credits - 4 items	623.84
Total Cleared Transactions	<u>-9,956.14</u>
Cleared Balance	<u>1,380.97</u>
Register Balance as of 02/28/2022	1,380.97
Ending Balance	1,380.97

ATTACHMENT 3
Reserve Reconciliation Summary

11:53 AM
03/07/22

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 02/28/2022

	<u>Feb 28, 22</u>
Beginning Balance	2,925.34
Cleared Transactions	
Deposits and Credits - 4 items	<u>25,000.11</u>
Total Cleared Transactions	<u>25,000.11</u>
Cleared Balance	<u>27,925.45</u>
Register Balance as of 02/28/2022	27,925.45
Ending Balance	27,925.45

ATTACHMENT 4
Trash/Recycle Reconciliation Summary

11:47 AM
03/07/22

Country Club Homeowners Association
Reconciliation Summary
CCHOA Trash-Recycle, Period Ending 02/28/2022

	<u>Feb 28, 22</u>
Beginning Balance	25,531.00
Cleared Transactions	
Checks and Payments - 2 items	-17,250.19
Deposits and Credits - 1 item	271.90
	<u>-16,978.29</u>
Total Cleared Transactions	
Cleared Balance	<u>8,552.71</u>
Register Balance as of 02/28/2022	8,552.71
Ending Balance	8,552.71