



Country Club

Homeowners' Association

Dedicated to building our community

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 12 October 2021

The August Board Meeting was held via Zoom. President Vonney Northrop called the meeting of the CCHOA Board to order at 5:40 PM on 12 October 2021.

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

Absent: Janice Marie-Gallof

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 21 September 2021 were presented. Dorothy motioned that the minutes be approved. Marty seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 30 September 2021 are provided in Attachments 2-4.
- b. The HOA has \$8,569.36 available for its use. The US Bank Operating Checking account and Reserves Account reconciled without issues. The operating checking account balance is \$13,309.31 with \$6,536.21 reserved for Waste Connections and another \$564.54 reserved for the History Fund. Janice received \$63.50 more for the History Fund this month.
- c. The Waste Connections bill did not match Marty's records and he is working with them to resolve. They gave us a \$35 credit and he is not sure what that is for. They also have 2 less customers than what he shows. It's \$68 in our favor, but it's still needs to be resolved as it's best to resolve billing issues promptly.
- d. Two more neighbors paid their 2021 dues which brings us up to 68% of the homes have paid their voluntary dues.
- e. We added 2 new trash customers this month. The total is 163, or 52%. One home that signed up is new to our neighborhood and it's the first time that home has ever paid dues.
- f. We added 1 new advertisement for \$150 from Bill Hoover. This gives us 4 ads for a total of \$650 per year. The new ad has been added to our website by Vicki and to the Oct Newsletter.
- g. Susan completed the assembling and editing of the newsletter. Marty emailed it to Minuteman Press along with the recipients to receive the newsletter. He didn't send Minuteman Press our data base as there are a lot of attributes they should not have, like email and phone number. He also delete the rows that don't receive communication, like the City of Colorado Springs that owns 1 lot. With the one page being color, the cost will be about \$465.

- h. We have had problems with Waste Connections picking up all trash/recycle for the past 2 weeks. They are changing routes and drivers and Marty expects it to settle in soon. They have been good about sending the trucks back the next day to help the drivers learn from their mistakes. However, there could be other misses that Marty didn't hear about. Marty will continue to stress for homeowners to contact him if their pickup is missed. It's disappointing to still be dealing with this problem. Marty will continue to monitor it and consider other options if they are unable to stabilize and become consistent. Marty is tracking the misses in a spreadsheet, so he has a good record for trends and a vehicle for discussion.
- i. Marty will be billing the 163 trash customers in November for 2022. That's a big process from Quickbooks that will be good to review with Ken. 163 invoices will be generated, and some go out via email and some via paper. A neighbor has volunteered to help with clerical work, so Marty plans to have her take care of the paper invoices which involves folding, putting invoice in envelope, stamping, and taking to post office. In Jan 2022, Ken will bill the remaining homeowners a voluntary bill for the \$30 dues.
- j. Ken and Marty were not able to do any training for this month's reports as he is on vacation, and Susan and Marty left for vacation on Oct 3.
- k. Vonney motioned that the Financial Reports be approved. Dorothy seconded the motion. The Financial Reports were approved unanimously.

OLD BUSINESS

- a. Board Succession/Volunteer Update:
 - 1) No updates.

NEW BUSINESS

- a. Annual Homeowners Meeting Final Planning
 - 1) Sandy reported the Church advised him on 12 October that they will be doing cleanup of the front parking lot and asked us to not park there. We can park in the back parking lot which has approximately 18 parking slots. We can also park on Holiday Lane. Entrance to the Church from the back parking lot is via a ramp which goes directly to the basement.
 - 2) Sandy reported he has received the coffee maker instructions from the Church.
 - 3) Sandy reported he priced coffee, water and food supplies for the Meeting. Cost is estimated at \$30, well below the Meeting budget.
 - 4) Sandy reported he has received 5 completed ballot as of 12 October.
 - 5) Vonney agreed to do the Opening/Introductions and 2020/2021 review presentations.
 - 6) Sandy will present the Board Nominations and call or the vote.
 - 7) Marty will present the Trash Service/Financial Status review.
 - 8) Sandy stated we should have 3 people conduct the ballot counting.
 - 9) Marty asked if the Church has a projector he could use for his presentation. Sandy suggested he contact Ruth Albrent-Runnells, the Church office administrator.

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome/History:
 - 1) Dorothy reported she will meet with Maureen Louge on 13 October to provide her a Welcome Package for her neighbor.
 - 2) Dorothy will bring a couple of Welcome Packages to the Annual Meeting to hand out, if required.

- 3) Sandy stated he had provided Dorothy new Firewise information for the future Welcome Packages.
- b. Communications: Nothing to report.
- c. CONO/HNP:
 - 1) Ken had nothing to report on CONO. Bruce Barron is still working to keep CONO going.
 - 2) Sandy stated he had received an email from Sara Vaas, the new CONO Director, via the HNP. He will forward the email to Ken.
 - 3) Sandy reported the HNP is currently heavily involved in ReToolCOS discussion (See Attachments 5-6)
- d. Covenants:
 - 1) Nothing new to report
- e. Safety:
 - 1) Sandy reported he submitted our renewal application for Firewise recognition.

Marty motioned the meeting be adjourned. Dorothy seconded the motion. The meeting was adjourned at 6:07 PM.

The next regularly scheduled meeting will be: **Tuesday, 9 November 2021 at 5:30 pm.** The next meeting will be via Zoom.

Respectfully submitted,
 Sanford Gallof, Secretary
CCHOA BOARD

Board Positions as of Nov 2020:

President Vonney Northrop
 Vice President . Janice Marie-Gallof
 Treasurer..... Marty Henderson
 Secretary..... Sandy Gallof
 At-Large Dorothy Hornby
 At-Large Ken FrancoisCONO Representative
 At-Large Vicki Tostanoski.....Chief Information Officer - Communications

COMMITTEES:

- COVENANTS/ARCHITECTURE: CHAIRMAN - Open
 MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR Sandy Gallof
 MEMBERS: Bob Frye, Steve Paradis, Dave May
- HISTORY: BOARD COORDINATOR- Janice Marie-Gallof
 MEMBERS: John Potterat, Judie Werschkey
- SOCIAL/WELCOME: BOARD COORDINATOR – Janice Marie-Gallof/Dorothy Hornby (Welcome)
 SOCIAL MEMBERS: Susan Henderson, Bill Hoover, Kala Loptien, Amanda Schneider
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)
 MEMBERS: Open
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski
 MEMBERS: Susan Henderson (Newsletter),

ATTACHMENT 1
Board Meeting Agenda
12 October 2021

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. Board Succession/Volunteers Update
6. New Business
 - a. Annual Homeowners Meeting Final Planning
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/Historic Neighborhoods Partnership
 - d) Covenants
 - e) History
 - f) Safety
8. Adjourn

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

As of September 30 2021			
Sources	Number	\$ Amount	
2021 Dues Paid USPS	208	\$6,240.00	3 more than last month
2021 Dues Paid via PayPal	6	\$172.98	Same as last month
2021 Dues Prorated	0	\$0.00	
2021 Dues Paid Extra	1	\$89.16	
2021 Dues Paid Extra	1	\$3.47	
Totals for 2021	214	\$6,505.61	
% of 314 Homes that Paid 2021 Dues	68.15%		
2022 Dues Paid USPS	0	\$0.00	
2022 Dues Paid via PayPal	0	\$0.00	
2022 Dues Paid Extra	0	\$0.00	
Totals for 2022	0	\$0.00	
% of 314 Homes that Paid 2022 Dues	0.00%		
Number of Trash Customers	163		2 more than last month
% of 314 Homes that have signed up for trash	51.91%		
Operating Checking Account Balance		\$13,309.31	
Commitment to Waste Connection		\$6,536.21	
History Book Fund		\$564.54	\$63.50 more than last month
Operating Balance		\$6,208.56	
Reserve Account Balance		\$2,360.80	
Total Available HOA Funds		\$8,569.36	

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

7:44 AM
10/02/21

**Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 09/30/2021**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						15,524.56
Cleared Transactions						
Checks and Payments - 5 items						
Check	07/26/2021	455	Schneider Amanda	X	-125.91	-125.91
Check	07/26/2021	456	Gallof Sanford	X	-54.40	-180.31
Check	08/27/2021	458	Gallof Sanford	X	-212.21	-392.52
Check	08/27/2021	459	Hoover William P	X	-38.97	-431.49
Bill Pmt -Check	09/07/2021	EFT	Waste Connections	X	-2,108.20	-2,539.69
Total Checks and Payments					-2,539.69	-2,539.69
Deposits and Credits - 4 items						
Deposit	09/19/2021			X	55.47	55.47
Deposit	09/22/2021			X	63.50	118.97
Deposit	09/25/2021			X	150.00	268.97
Deposit	09/28/2021			X	55.47	324.44
Total Deposits and Credits					324.44	324.44
Total Cleared Transactions					-2,215.25	-2,215.25
Cleared Balance					-2,215.25	13,309.31
Register Balance as of 09/30/2021					-2,215.25	13,309.31
Ending Balance					-2,215.25	13,309.31

ATTACHMENT 4
Reconciliation Summary - Reserve

7:45 AM

10/02/21

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 09/30/2021

	<u>Sep 30, 21</u>
Beginning Balance	2,360.80
Cleared Balance	2,360.80
Register Balance as of 09/30/2021	2,360.80
Ending Balance	2,360.80

**ATTACHMENT 5
HNP BOARD MEETING
WEDNESDAY, SEPTEMBER 15, 2021
6:30 P.M.**

In Attendance:

Mike Anderson	Old North End	Treasurer
Dianne Bridges*	Near North End	President
Louise Conner*	Middle Shooks Run	Secretary
Pat Doyle	Old North End	
Jill Gaebler	Patty Jewett	
Sandy Gallof*	CS Country Club	
John Haney	Historic Preservation Alliance	
Bob Loevy*	Old North End	Meeting Notes
Joan Moon*	Pleasant Valley	
Barbara Novey*	Mesa Springs	
Judith Rice-Jones*	Bonnyville/ Bon Park	
Dutch Schulz	Old North End	
Leigh Westin*	Skyway Association	

* Voting Board member for neighborhood

Highlights:

1. Historic Preservation Alliance (HPA), Historic Preservation Board (HPB), and Historic Neighborhoods Partnership (HNP) are working together for neighborhood historic preservation.
2. Carports in Front Yards legislation delayed and will not be before the Planning Commission until October 2021.
3. Continuing item: Latest version of RetoolCOS (with revised zoning regulations) will be announced at the end of September.
4. Historic Neighborhoods Partnership (HNP) will present plan for affordable housing project at the far north end of Cascade Avenue.
4. Recommendations for future and mission of Council of Neighborhood Organizations (CONO) will be discussed and approved at September 30 meeting of HNP.
5. Historic Neighborhood Partnership moving toward opposing Colorado College on proposed SU (Special Use) Zone on N. Weber Street.
6. Next Meeting – Thursday, September 30, 2021, 6:30 P.M., Zoom

Notes:

1. The Historic Preservation Alliance (HPA), Historic Preservation Board (HPB), and Historic Neighborhoods Partnership (HNP) are working together for neighborhood historic preservation. Bill Gray, of City Planning, is involved with the effort through the Historic Preservation Board. The goal is to stimulate more combined activity on historic preservation issues.
2. Carports in Front Yards legislation has been delayed and will not be before the Planning Commission until October 2021. No details are available, but it is rumored the city government may be working on “architectural compatibility” requirements for front-yard carports.
3. Continuing item: The latest version of RetoolCOS (with revised zoning regulations) will be announced at the end of September. After a “comment” period for the public, the final version will be before City Council for final adoption in December 2021. The latest version makes many dimensional changes such as building heights and front yard setbacks, but it does not explain why such changes are advisable. A flaw: 10 yard setbacks are required in back yards for garages and other outbuildings, but such setbacks make no sense where there are back alleys and the garage should front on the alley. This situation is not accounted for in RetoolCOS.
4. ConnectCOS: Mike Anderson pointed out that the N. Nevada Avenue Traffic Study has been folded into the larger ConnectCOS traffic study, but no provision has been made so far for hearings and discussion on N. Nevada traffic. The concern is that neighborhoods will not have sufficient opportunity to comment on proposed traffic improvements for N. Nevada Avenue and, if necessary, oppose them.
5. Judith Rice-Jones noted that there could be over 300 legal HOAs (Home Owner’s Associations) in Colorado Springs that make their own rules on zoning and subdivision requirements and thereby are not subject to City Council zoning laws. She further noted there is great variety between HOAs in terms of what their rules and regulations are. HOAs began in Colorado Springs with the Kissing Camels subdivision east of the Garden of the Gods and grew from there.
6. The Historic Neighborhoods Partnership (HNP) will present a plan for an affordable housing project at the far north end of Cascade Avenue. Developed by Dutch Schulz, the plan proposes:
 1. Using **\$225 million** in U.S. dollars provided to Colorado Springs as coronavirus pandemic relief money.
 2. Acquiring building sites in **census tracts** designated by the U.S. Government as qualifying for the pandemic relief money.
 3. A possible 9-acre building site at the **far north end of N. Cascade Avenue** is in an appropriate census tract (surrounded by mobile home parks).

4. City government can reduce costs by:
 - a. Waiving **utility tap fees** for affordable housing units. Fees can be as high as \$35,000-\$50,000 per unit.
 - b. Waiving **city taxes on building materials**.
 - c. Shrinking the **size of the units**.

5. Prospective **rents**:
 - One bedroom - \$800-\$900
 - Two bedrooms - \$1,000-\$1,200

Dutch Schulz is currently planning on presenting this idea at an upcoming meeting of Affordable Housing Collaboration in Colorado Springs.

7. Dianne Bridges is assembling the thoughts of the NHP Board of Directors on the future and mission of the Council of Neighbors and Organizations (CONO) and will present the combined document at the next Board meeting.

8. Colorado College is seeking to change the zoning on four properties on N. Weber Street from R-4 to SU (Special Use) Zoning. The Near North End (NNE) is concerned because SU is a highly permissive zone permitting a wide variety of uses. Colorado College states it has no immediate plans for the properties involved but reserves the right to use the property any way it sees fit in the future. SU Zoning will guarantee that future freedom for the College to do whatever it wishes.

It was pointed out that the SU Zone requirements could be altered by RetoolCOS. It was informally agreed to wait for the latest version of RetoolCOS before deciding on the Colorado College SU Zone proposal.

11. **NEXT MEETING** – Wednesday, September 30, 2021, 6:30 P.M., Zoom

ATTACHMENT 6
HNP BOARD MEETING
WEDNESDAY, SEPTEMBER 30, 2021
6:30 P.M.

In Attendance:

Mike Anderson	Old North End	Treasurer
Dianne Bridges*	Near North End	President
Cheryl Brown	Near North End	
Carol Corcoran	Pleasant Valley	
Pat Doyle	Old North End	
Sanford Gallof*	CS Country Club	
Monica Hobbs	Near North End	
Bob Loevy*	Old North End	Meeting Notes
Joan Moon*	Pleasant Valley	
Barbara Novey*	Mesa Springs	
Judith Rice-Jones*	Bonnyville/ Bon Park	
Dick Scanlon	Shook's Run Consulting	
Dutch Schulz	Old North End	

* Voting Board member for neighborhood

Highlights:

1. Booby Trap in latest version of RetoolCOS will deny neighborhood associations the power to appeal planning and zoning decisions to Planning Commission and City Council.
2. Carports in Front Yards legislation will come before the Planning Commission in October 2021.
3. Meeting scheduled with Tim Roberts of City Traffic to discuss impact of ConnectCOS study on neighborhoods.
4. Historic Neighborhoods Partnership (HNP) statement on Special Use (SU) zone and Colorado College will be finalized at October 13, 2021, HNP board meeting.
5. Addiction Center proposed for former church site in Pleasant Valley (corner of 30th Street and W. Fontanero).
6. Massive apartment development being planned for the Mesa Springs area.
7. Next Meeting – Wednesday, October 13, 2021, 6:30 P.M., Zoom

Notes:

1. Chair Dianne Bridges summarized three ongoing activities of HNP – recruitment, development of a logo, and creation of a website. Judith Rice-Jones of Bonnyville/Bon Park noted that Downtown Partnership should be contacted because most of the historic neighborhoods surround downtown.

2. The final version of RetoolCOS, the major rewriting of the Colorado Springs zoning code, has been released for commentary. There will be a virtual Open House on the 500-plus pages of RetoolCOS on Tuesday, October 5, 2021. Registering for the virtual Open House will be complex and difficult.

An early reading reveals additional problems for neighborhoods in this “final” version of RetoolCOS:

1. There is no provision for creating the Neighborhood Character Overlay Zoning (HNP) proposed in earlier versions. Clearly the city government is not going to create the character zoning that HNP desires.

2. A booby trap on page 334, footnote 1140, eliminates the power of neighborhood associations to appeal zone changes to the Planning Commission and City Council. This is a tremendous loss of influence for individual neighborhoods and HNP. It must be changed. Furthermore, there appears to be an effort to hide this change in a minor footnote buried in a 500-plus page document, thus the term booby trap.

3. Individuals will not be allowed to appeal zone changes to Planning Commission and City Council unless they live within 1,000 feet of the proposed zone change. No such limitation should be created. Zone changes to shopping centers and high-rise apartment buildings will affect homeowners from much greater distances than 1000 feet.

4. As previously reported, RetoolCOS alters setbacks and height limits but gives no reasons for making such changes. Most of the changes lead to denser development in residential areas.

2. The Board debated a HNP position paper on the request of Colorado College to change the zoning on properties on N. Weber Street from R-4 to Special Use (SU) zoning. The position paper opposed the zone change on the argument that the SU zone was not consistent with the residential zoning of adjacent properties. Other arguments were:

1. The College had no pressing need to rezone at this time.
2. There were too many uncertainties about future changes in uses within the SU zone.

It was noted that the proposed zone changes on N. Weber Street were in the N. Weber/N. Wahsatch National Historic District. Mike Anderson reported that the latest version of RetoolCOS expanded uses in the SU zone to include such activities as museums and libraries.

The Board will further fine tune the position paper on SU zoning and Colorado College at its October 13, 2021, meeting.

Editor's Note: See editor's comments on SU zone at the end of these notes.

3. An addiction recovery center, said to work mainly with pregnant women and their babies, wants to locate in a former church property (at 30th Street and W. Fontanero Street) in the Pleasant Valley neighborhood. It was noted that the Old North End, over the years, had strongly resisted such non-residential uses in residential neighborhoods. Strong opposition to the proposed addiction center by the Pleasant Valley neighborhood was recommended.

4. Barbara Novey of the Mesa Springs neighborhood reported that massive apartment developments are being planned for the Mesa Springs area.

11. **NEXT MEETING** – Wednesday, October 13, 2021, 6:30 P.M., Zoom

COLORADO COLLEGE AND THE NEAR NORTH END (NNE)

The original grant of free land to Colorado College was quite small. The southern boundary was Cache la Poudre Street and the northern boundary San Rafael Street. The eastern boundary was N. Nevada Avenue and the western boundary Monument Creek. This amounted to a bit more than six square blocks, with the “bit more” used for athletic fields along the edge of Monument Creek.

This amount of land for the college was sufficient until the 1930s. In the meantime, the college was surrounded on three sides – north, east, and south – by residential construction. Some of the homes, built right across the street from the college campus, were the grand homes and mansions of Cripple Creek and Victor gold millionaires. Other homes were typical middle-class Victorian-era houses.

In the 1930s Colorado College embarked on “the growth that nobody saw.” Due to the Great Depression, there were no funds to build large new college buildings such as student dormitories or classroom buildings – and no students to fill them. There were enough funds, however, to begin buying some of the surrounding homes and converting them to college uses. For instance, a large home on the east side of N. Nevada Avenue was used for many years as the student center with appropriate lounges and a snack bar. Since acquisitions were piecemeal and spread out over time, this form of expansion therefore was labeled “the growth that nobody saw.”

Following World War II, Colorado College resumed building large college-style buildings. In some instances, private homes previously acquired were torn down to make room for new

construction. In many cases, however, Colorado College kept the private residences and used them for small student residences, student social centers, classroom buildings, academic office buildings, etc. Colorado College now has about 50 Victorian-era private homes on its campus which are externally unaltered since original construction. They are particularly prevalent on the west side of the 900 and 1000 blocks of N. Weber Street.

Colorado College has sought and received National Register Historic designations for its more historic college buildings (Cutler Hall and Palmer Hall) and its more notable Victorian-era residences. History Colorado in Denver has called Colorado College “the poster child for institutional historic preservation in the state of Colorado.” I have personally participated in researching the house histories of some of these former residences at Colorado College.

Buying surrounding properties and converting them to college uses has been a Colorado College technique for expansion for the past 80 years. Some homes are preserved and reused. Others are torn down and the land put to other purposes. This “the growth that nobody saw” policy is not likely to be changed anytime soon.

Special Use Zoning (SU Zone)

For many years, off and on, I served as chairman of the faculty Campus Design Committee at Colorado College. I soon became aware of the Special Use Zone. I was told the SU Zone had been specifically designed for Colorado College and thus contained any use that a college or university might wish to pursue. I was further told the SU Zone was extended way to the east of the college campus because that was the direction in which the college intended to grow. That is the reason the SU Zone, north of E. Cache la Poudre Street and south of E. Uintah Street, extends for several blocks from the eastern edge of the campus all the way to North Junior High School.

As it turned out, Colorado College decided to expand to the south as well as the east. As a result, the college began acquiring properties with a multiplicity of zones – a mix of residential and commercial. Colorado College expansion to the south was hyped several decades ago when Colorado Technical College had an option to buy the old hotel building on the southwest corner of E. Cache la Poudre Street and N. Tejon Street. After persuading City Council to deny Colorado Tech the required zone change, Colorado College bought the old hotel and quickly converted it to college uses. The College’s move southward has been slowly but surely advancing ever since.

I have long believed that the SU Zone was completely wrong for the residential areas to the east of the Colorado College. From N. Weber Street to North Junior High, the zoning should be changed from SU to residential. I have never found any support for this idea, mainly because so few people understand zoning and how it works.

I agree the Near North End (NNE) and Historic Neighborhoods Partnership (HNP) should oppose the zone changes proposed by Colorado College on N. Weber Street. That will only be a stop-gap, however.

I suggest asking Colorado College to determine a southern boundary below which it will not expand into NNE. This would be similar to the northern boundary of the campus along Uintah Street, where Colorado College refrains from expanding into the Old North End. I suggest the proper southern boundary for the campus would be Dale Street east of N. Cascade Avenue.

It should be noted that Colorado College owns a few buildings north of Uintah Street in the Old North End, but the original appearance of all three has been preserved. Colorado College could own a very limited number of buildings south of Dale Street (it owns one already), but their original appearance should not be altered.

Robert D. Loevy
Retired Professor of Political Science
Colorado College