



Country Club

Homeowners' Association

Dedicated to the protection

quality of neighborhood living

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 11 September 2018

President Steve Paradis called the meeting of the CCHOA Board to order at 5:35PM on 11 September 2018 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: John Cunning, Sandy Gallof, Janice Marie-Gallof, Marty Henderson, Anne Hudnall, Dave May Vicki Tostanoski, and Steve Paradis. Hayden Gregory were absent.

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 14 August 2018 were presented. Marty motioned that the minutes be approved. Janice seconded the motion. The minutes were approved unanimously.
- b. The minutes of the special Board Meeting held on 21 August 2018 were presented/ Steve recommended just adding these minutes to the record since only three Board members were present at this meeting. All agreed. (Provided as Attachment 9)

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Statements for the period ending 31 August 2018 are provided in Attachments 2 and 3
- b. Marty reported we had 7 more residents pay their dues in August to receive the HOA trash service. Five paid via USPS and 2 paid via PayPal. That brings us up to 54% participation.
- c. Dave asked how many people have signed up for the trash service. Marty replied that 47 have signed up to date.
- d. Marty stated that Hayden will start the annual audit next week. It will go faster if some more people volunteer. Randy Chapell was mentioned by Steve as a possible volunteer.
- e. Dave motioned that the Financial Report be approved. Vicki seconded the motion. The Financial Report was approved unanimously.

COMMUNICATIONS REPORT

- a. Nothing new to report.

CONO REPORT (John Cunning):

- a. The CONO 16 August 2018 Meeting report is provided as Attachment 4.

- b. John did not attend the CONO meeting on Rentals but asked CONO for material presented at this meeting. This material was then sent to Dave. Dave reported the presentation did not add anything to our knowledge of the rental issues.
- c. CONO is trying to bring HOAs together. Many HOAs exist but differ in size, scope, and complexity. John believes we are way ahead of CONO in developing solutions to neighborhood issues.
- d. Steve stated John should continue to observe and report on CONO.
- e. John handed out a flyer from CONO announcing neighborhood chats (Attachment 5).

HISTORY COMMITTEES (Janice Marie-Gallof):

- a. The History Committee report is provided as Attachment 6.
- b. The next scheduled History Committee meeting will be 17 September 2018 at 7:00 PM at 2847 Marilyn Road, Colorado Springs, CO.

WELCOME COMMITTEE (Anne Hudnall)

- a. See Attachment 7.

MEMBERSHIP COMMITTEE ((Steve Paradis)

- a. No report

COVENANTS COMMITTEE (Dave May)

- a. The Covenants Committee 23 August 2018 meeting report is provided as Attachment 8.

SAFETY COMMITTEE (Open)

- a. No report

SOCIAL COMMITTEE (Open)

- a. No report

OLD BUSINESS

- a. Garbage Service Status:
 - 1) Marty reported the new customers will receive their tote bins on 26 September 2018.
 - 2) The first trash pickup will be 4 October 2018..
- b. Covenants/Governing Documents
 - Nothing new to report.
- c. Town Hall Meetings- Lessons learned
 - 1) Steve stated he felt a handful of disruptors attended the meeting but we tried to answer all their questions when they had questions.

- 2) Janice stated that there appears to be a mindset in some people that nothing has been done in the past about Covenants so why change. A lot of people ignore the Covenants and some folks appear to continue to want that
- 3) Sandy discussed the differences between the proposed Covenants and the existing set of Covenants.
- 4) Steve stated that if RVs become a showstopper, we may have to reconsider our solutions. He, however, does not believe the RV issue is a showstopper.
- 5) Marty asked what is the reason for the RV solution in the Covenants. Steve replied RVs block views and can degrade the neighborhood. Dave agreed saying they degrade curb appeal.
- 6) John said we should allow people to vent if they want to.
- 7) Steve asked Sandy to develop a one-page letter explaining the differences between the Covenants.
- 8) John stated he had a teleconference with Bill Sinclair, Elaine Gibbs, and Ken Schinstine to discuss the Covenants. He explained how the Covenants were developed in this teleconference.
- 9) Steve stated our lawyer has said that if we don't have a process to mitigate conflict, we should not enter the Covenants development process.
- 10) Janice stated that if people do not like the Covenant rules, they should be informed the majority are City Code.
- 11) Marty stated that maybe we need to better explain how the Covenants were developed.
- 12) Vicki asked about the quoted 2011 survey. Steve replied that 211 out of the 316 homes replied and 81% of the repliers wanted Covenants.
- 13) Steve agreed to reverse the room setup to improve the acoustics. He also said he would try to get two microphones for the next Townhall meeting.

NEW BUSINESS

a. Annual Meeting

- 1) Steve stated we will do a mailing announcing the Annual meeting and slate of positions.
- 2) Dave stated that, after the Covenants vote, he would like to back off his Board activities.
- 3) Steve reported Vonney Northrop is willing to serve on the Board.
- 4) Steve will discuss what was wanted for 2018 and what we accomplished.
- 5) Steve stated that going forward we should work on mitigating Palmer Park fire risks, have more socials, bringing the community together, and improving safety. He will, for the annual meeting, develop a proposed 2019 way ahead presentation.
- 6) The Board agreed not to have any guest speakers at the annual meeting. Instead we will have Fire Mitigation material from the Colorado Springs Fire Department and Trash service material from Waste Connections available at the meeting.
- 7) Steve stated he is willing to serve 12 months more as President and will work with a replacement to ensure a smooth transition.
- 8) Steve stated the Non-Profit Act requires us to announce who is running for office.
- 9) Sandy will develop a letter announcing the annual meeting, its agenda, and slate of officers.
- 10) Janice stated the last Annual meeting did not allow enough time for socialization. We should try to have at least 30 minutes for people to socialize before the meeting starts.

The meeting was adjourned at 7:10 PM.

The next regularly scheduled meeting will be: **Tues, 9 October 2018 at 5:30 pm at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909. There may be special meetings prior to 13 October to complete the planning for the Annual Meeting.**

Respectfully submitted,
Sanford Gallof, Secretary

CCHOA BOARD

Board Positions as of Nov 2017:

President Steve Paradis
Vice President .. Janice Marie-Gallof
Treasurer..... Marty Henderson
Secretary..... Sandy Gallof

Chairman Architectural Control Committee (open) (Committee presently merged with Covenants for time being)

At-Large Hayden Gregory.....Assistant Treasurer
At-Large John Cunning.....CONO Representative
At-Large Dave May.....Covenants
At-Large (open).....Safety Committee
At-Large Vicki Tostanoski.....Chief Information Officer - Communications
At-Large (open).....Social Committee
At-Large Anne Hudnall.....Welcome Committee

COMMITTEES:

- **COVENANTS/ARCHITECTURE:** BOARD COORDINATOR - Dave May
MEMBERS: Peter Ashby, David Corrow, Sandy Gallof, Vonney Northrop, Curt Torrence,
- **SAFETY: BOARD COORDINATOR - OPEN**
MEMBERS: Open
- **WELCOME:** BOARD COORDINATOR – Anne Hudnall
MEMBERS: Deb Berwick, Mary Corrow, Grace Yenne, Dorothy Hornby, Jen Williamson, Shari Walker, Mary Masters
- **HISTORY:** BOARD COORDINATOR- Janice Marie-Gallof
MEMBERS: Mary Corrow, Deb Berwick, John Potterat, Judie Werschkey
- **SOCIAL: CHAIRPERSON - OPEN**
SOCIAL MEMBERS: Open
- **MEMBERSHIP:** BOARD COORDINATOR – Marty Henderson (maintains database)
MEMBERS: Bruce Hanson, Susan Henderson, Dorothy Hornby, Kim Lieder, Mary Masters
- **COMMUNICATIONS:** BOARD COORDINATOR - Vicki Tostanoski
MEMBERS: Susan Bancroft
- **CONO:** BOARD COORDINATOR - John Cunning
MEMBERS: **It was suggested Board members should rotate attendance**

ATTACHMENT 1 – AGENDA FOR THE MEETING Board Meeting Agenda

1. Convene **5:30 am**
2. Roll Call
3. Reading and Approval of Minutes of Previous Meeting
4. Approval of Financial Report
5. 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) Communications
 - b) CONO
 - c) Covenants/Architecture (Defer to Old Business)
 - d) History
 - e) Welcome
6. Old Business (matters previously introduced which have come over from the preceding meeting)
 - a) Garbage Service Status
 - b) Covenants/Governing Documents
 - c) Town Hall Meetings – Lessons Learned
7. New Business
 - a) Annual Meeting
 - 1) Nominating Committee
 - 2) Voting Process – Slate of Officers and Covenants
8. Adjourn

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

As of August 31 2018		
Sources	Number	\$ Amount
2018 Dues paid in 2017	7	\$210.00
2018 Dues paid via PayPal with credit card	27	\$778.41
2018 Dues Paid via PayPal via checking account	1	\$30.00
2018 Dues Paid via USPS	133	\$3,990.00
2018 Dues Paid Via USPS odd amount	1	\$35.00
2018 Dues Paid via cash	1	\$30.00
Totals for 2018	170	\$5,073.41
% of 315 Homes that Paid 2018 Dues	53.97%	
2019 Dues Paid USPS	2	\$30.00
Totals for 2019	2	\$30.00
Total Dues received in 2018	172	\$5,103.41
Operating Account Balance		\$1,434.69
Reserve Account Balance		\$360.80
Commitment to Waste Connection		-\$1,183.50
Total HOA Funds		\$611.99

ATTACHMENT 3
TREASURER'S REPORT: RECONCILIATION SUMMARY-RESERVES

3:28 PM
09/01/18

Country Club Homeowners Association
Reconciliation Summary
US Bank -Reserve, Period Ending 08/31/2018

	<u>Aug 31, 18</u>
Beginning Balance	860.80
Cleared Transactions	
Checks and Payments -1 item	<u>-500.00</u>
Total Cleared Transactions	<u>-500.00</u>
Cleared Balance	<u>360.80</u>
Register Balance as of 08/31/2018	360.80
Ending Balance	360.80

ATTACHMENT 4

CONO REPORT

CONO Meeting 8-16-2018---Summary
1506 North Hancock Ave., Colorado Springs, CO 80903
"Golf Acres Shopping Center"
12 Noon to 1:00pm
Moderated by Sara Vaas 8/16/2018

Brief Summary: This is the first Neighborhood Association Lunch Social (Bring your own Lunch):

Included were about 7 representatives from HOAs with the name of the representative listed below:

- | | | |
|--------------------------|-----------------------|--|
| <input type="checkbox"/> | Eddie Hurt, a realtor | Mountain Shadows, many homes, special covenants |
| <input type="checkbox"/> | Dick Wolfrum | Yorkshire Estates HOA 120 homes, 16 duplexes |
| <input type="checkbox"/> | Molly Moms? | Ivywild HOA, very Voluntary, No dues |
| <input type="checkbox"/> | Sara Vaas | Westside HOA 8500 homes, No Covenants, 17 board members |
| <input type="checkbox"/> | Nancy Day | Erindale on Cotton Wood Creek, North of Dublin. No Dues, No Covenants, |
| <input type="checkbox"/> | Vicki | Olds K Mart Area-- North side near "Big Train restaurant" Many issues |

The discussion was about rental properties. Each HOAs has a different set up, different covenants, and some have rental problems and some do not. The basic solutions must await the planning commission, city council, code enforcement and those making the rules for rental properties.

The discussion lasted 1 hour, it was interesting and ended promptly at 1 pm.

This Neighborhood Association Lunch Social will probably be replaced by or added to by an organized Neighborhood Chats from 5:30 to 7:00 pm at various locations near the HOA with featured speakers on selected subjects. The idea is to meet with local officials from the City Council, El Paso Co commissioners to discuss specific neighborhood topics

This is a new program organized by CONO. I will attempt to get print outs of this plan of Neighborhood Chats for our next meeting in September..

John Cuning: CONO rep.

ATTACHMENT 5
CONO FLYER

Neighborhood Chats



Join the Conversation
5:30PM-7:00PM

Council of Neighbors and Organizations (CONO),
in partnership with the **City of Colorado Springs** and **El Paso County,**
invites you to participate in **Neighborhood Chats,** a two-part series. **Meet and greet** with local officials from **Colorado Springs City Council (CC)** and **El Paso County Commissioners (BOCC).**
Discuss neighborhood specific topics.

Westside Chat

August 28-Government Chat: BOCC Stan VanderWerf and CC member Tom Strand
September 4-Neighborhood Chat: How can your neighborhood participate effectively?

Buffalo Lodge 2 El Paso Blvd, Colorado Springs, CO 80904

Eastside Chat

September 12-Government Chat: BOCC Mark Waller and CC member Andy Pico
September 19-Neighborhood Chat: How can your neighborhood participate effectively?

Peaks N' Pines 4005 Tutt Blvd, Colorado Springs, CO 80922

Southside Chat

September 25-Neighborhood Chat: How can your neighborhood participate effectively?
October 30-Government Chat: BOCC Longinos Gonzalez and CC member Yolanda Avila

Legends Bar 2790 Hancock Expy, Colorado Springs, CO 80910

Central/Downtown Chat

October 2-Government Chat: CC members Jill Gaebler and Don Knight
October 9-Neighborhood Chat: How can your neighborhood participate effectively?

Tap Traders 3104 N Nevada Ave #100, Colorado Springs, CO 80907

Northside Chat

October 16-Government Chat: BOCC Darryl Glenn and CC member David Geislinger
October 23-Neighborhood Chat: How can your neighborhood participate effectively?

Amanda's Cantina 8050 Academy Blvd N, Colorado Springs, CO 80920

Questions?
information@cscono.org
719-471-3105



ATTACHMENT 6

HISTORY COMMITTEE REPORT

CCHOA History Committee

A committee meeting was held on August 20, 2018, at 7 PM, at 2847 Marilyn Rd.

Present: Janice Marie-Gallof, Chair, Deb Berwick, John Potterat, Judie Werschky

A. Progress with interviews:

1. John has not gotten a response to the questionnaire sent to R. Kendall, E. Nirk nor Dr. Beyer. He interviewed Marge Murray and received not only her release form but also multiple pictures of the construction of their home and street views of Centre and Marilyn Rd. He has not received a release form from L. Debernay.
2. Deb has initiated contact with C. Ross to interview him soon. She will also try to interview Elsie Gunsholt Papp (Dr. Jack Papp's wife).
3. Judie received Ruby Sherwood's response to the questionnaire sent to her.
4. Janice is attempting to contact Carl Willenbrock who is now at Healthcare Resort; The difficulty has been to obtain a direct phone no. to his room. (Usually retirement communities will not divulge phone no. to nonrelatives of their residents)
5. The committee members agreed to consider interviewing current homeowners who are the 2nd generation of the previous area homeowners as time allow this Fall/Winter before the final document is complete.

B. City directories information:

1. Judie has researched and compiled some data on our neighborhood from this source.
2. City directory entries give homeowners name and occupation.
3. Committee members are not sure how we might use this information in our project.

C. Final history document:

1. Janice proposed the following outline for the document contents:
 - I. Pre-development history of the HOA and surrounding area.
 - II. Interviews of homeowners with 40 years+ years in the neighborhood
 - A. Full interview with release form provided.
 - B. Significant non-personal information from interviews without release form.
 - C. Significant information from obituaries of long-term residents of neighborhood.
 - III. HOA map of houses with date house built.
 - IV. Pictures of neighborhood.
 - V. Appendix: City directory information per house.

The Committee's next meeting will be held on Sept. 17, Mon., at 7 PM. at 2847 Marilyn Rd.

Meeting adjourned at 8:15 p.m.

ATTACHMENT 7 WELCOME COMMITTEE REPORT

Visited 2710 N Chelton Rd
(Cooper). Nobody home. Left HOA packet inside screen

Visited 3254 Austin Dr. (Wolfe)
Clearly under renovation. There is presently no screen door behind which
to leave a packet.

Received tips on 5 other ownership turnovers to be investigated.

Will need funds to create more HOA packets.

ATTACHMENT 8 COVENANTS COMMITTEE REPORT

MINUTES of the COUNTRY CLUB HOA COVENANTS COMMITTEE MEETING – 23 August 2018

President Steve Paradis called the meeting on the Covenants Committee meeting planning to order at 7:15 PM on 23 August 2018 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909

Present: Sandy Gallof, Dave May, Vonney Northrop, and Steve Paradis.

d. Covenants Committee Meeting:

- 1) Vonney had several pages of questions regarding the new Bylaws and Covenants.
- 2) The questions included
 - a) What constitutes a quorum? – A majority of Board members for a Board meeting, 10% of Owners for an Annual Meeting
 - b) How will Covenants Compliance Committee members be selected? – A slate selected from volunteers selected by the nominating Committee and the elected/approved by members at the Annual Meeting.
 - c) Rental? – A single family can rent the whole house or a single tenant (room mate) can rent a single room. Minimum rental is six months.
 - d) What constitutes “offensive?” – when two or more neighbors complain about activity offending them. Note that City Code uses the term “offensive” and does not define it.
 - e) What constitutes “annoying?” - when two or more neighbors complain about activity annoying them. Note that City Code uses the term “annoying” and does not define it.
 - f) Section 128: Why was this added? – To match City Code requirement for spark arrestors.
 - g) Section 134: Why was this added? – To ensure Lots continue to meet zoning ordinances and laws (recommended by legal counsel).
 - h) Does the Chairperson of the CCC come from the Board? – Possibly (if a Board member wants to run for the Chairperson slot). Any person elected to be the Chairperson will automatically become a member of the Board (per Bylaws).
 - i) How do the Covenants get changed? – The CCC reviews the Covenants annually to assess the need for any modifications. If any modifications are deemed necessary, the proposed modifications will be voted upon by the Owners at the Annual Meeting. Any Owner can also propose a modification. Approval requires a majority of the Owners. Owners can vote to add, delete, or modify any section of the Covenants.
 - j) How long does it take to approve/disapprove an application for a structural change? – A maximum of 30 days.
 - k) Section 304: Where are the Operating Procedures? – Operating Procedures are documented in the Policies, Operating Procedures, and Rules document which will be included in the Governing Documents package provided to all Owners.
 - l) Section 408: What does this section mean? – If City Code, Colorado law, or Federal law becomes stricter than Covenants, the Owners will be notified that the new stricter laws will be enforced.

The meeting was adjourned at 8:15 PM.

ATTACHMENT 9 COVENANTS 21 AUGUST 2018 MEETING NOTES

President Steve Paradis called the meeting on the Covenants Committee meeting planning to order at 3:45 PM on 21 August 2018 at 1925 Dominion Way, Suite 200, Colorado Springs, CO 80909.

Present: Sandy Gallof, Dave May, and Steve Paradis.

- a. Covenants Committee Meeting:
 - 1) Dave discussed the proposed agenda for the 23 August 2018 meeting (Attachment 1).
 - 3) All agreed not to discuss the ballot and voting process at this meeting since it is not part of the Covenants Committee area of responsibility.
 - 4) Sandy will forward to Steve the email sent to the Covenants Committee members containing the Governing Documents.

- b. Townhall Meetings
 - 1) Dave May will be a panel member as head of the Covenants Committee. David Corrow (member of the Covenants Committee), Jerry Johnson (past Chairman of the Architectural Control Committee), and Tom Waugh (past Board member) were mentioned as possible panel members
 - 2) Steve suggested Susan Henderson could take notes during the meetings so Sandy could participate as a panel member
 - 1) . Steve will contact David Corrow, Jerry Johnson, and Tom Waugh to see if they are willing to participate as panel members..
 - 2) Steve asked Sandy to email him the set of Woodmoor Covenants and their other Governing documents to use as a comparison at the meeting

- c. Mailing
 - 1) Steve asked Sandy to ask Susan and Marty to send him the final versions of the Newsletter and Service agreement.
 - 2) Steve will print copies for the Newsletter and service agreement for mailing.
 - 3) Sandy will email the Board members asking for volunteers to stuff the Newsletter and Service agreement letters on Thursday 23 August 2018 at 7 PM at the Ascension Lutheran Church.
 - 4) Sandy will draft a one-page introduction for the Governing Documents package.

- d. Other Items
 - 1) Sandy recommended raising the dues to no more than \$35. He said the rationale for the raise is that inflation over the last 20 years has significantly impacted mailing, printing, insurance costs.
 - 2) Steve asked Sandy to send an email to all Board members asking for their approval to use Reserve funds to cover funding shortfalls.

The meeting was adjourned at 5:00 PM.

ATTACHMENT 1
PROPOSED AGENDA FOR 23 AUGUST 2018 COVENANTS COMMITTEE
MEETING

Steve – Address Enforcement of Covenants

Current – 10 filings and two without filings

Proposed – New updated Covenants for entire area

Dave – Provide History of Covenants effort since Covenants Committee stand down in January 2018

Dave – Provide informational update on Governing Documents

Dave – Discuss comparison chart of Current vs. Proposed Covenants

Dave – Discuss the Townhall meetings