

“Dedicated to building our community.”



www.CountryClubHOA.org

MINUTES of the COUNTRY CLUB HOA ANNUAL MEETING – 5 Nov 2022

The November Annual CCHOA Meeting was held from 9:30-11a.m. on 5 November 2022 at Ascension Lutheran Church 2505 North Circle Drive, Colorado Springs, CO 80909. Thirty six (36) homeowners or their proxies were in attendance via in-person or mail-in ballots.

The agenda for the meeting is provided in Attachment 1.

A. Opening remarks by Marty Henderson, President

- 1) Marty recognized those that are leaving the board.
 - a. Ken Francois as Treasurer
 - b. Dorothy Hornby, Director-at-Large and Welcome Committee Chair
 - c. Sandy Gallof, Director-at-Large and Safety and HNP Chair
- 2) Introduction of the current members
 - a. President: Marty Henderson
 - b. Vice President: Bill Hoover
 - c. Treasurer: Kathy Poyner
 - d. Secretary: Amanda Schneider
 - a. Three (3) Director At-Large positions to be voted on

B. Remarks from Nancy Henjum, city council member for District 5

- 1) Nancy encouraged everyone to complete the survey on the CSU website regarding the new proposed water ordinance.
 - a. There is 75,000 acre feet of water available to use in COS.
 - b. One acre foot serves 3 household.
 - c. Have usage ability of up to 95,000 acre feet.
- 2) There is a proposed annexation by Colorado Springs on a 3200 acre plot of land that borders Fountain on 3 sides. It is currently unincorporated county.
- 3) The police department is authorized for 803 officers and is currently about 60 officers short. The police department has not been fully staffed for about 10 years.
- 4) Nancy provided a brief overview of Retool and the R-Flex zoning. R-Flex zoning will only be used for new development.
- 5) April 2023 will bring local city elections.
 - a. Mayor will be up for election.
 - b. There will potentially be 4 council positions up for vote.
- 6) Nancy answered questions about the homelessness problem in the city.

- a. Law enforcement has the Homeless Outreach Teams (HOT) to help homeless find permanent housing and resources.
 - b. The Homeless Outreach Program (HOP) includes an EMT and mental health care worker to respond to problems with homelessness.
 - c. The city has an app called "GoCOS!" which can be used to report homeless camps as well as pot holes, graffiti, litter, etc.
- 7) Nancy stated that there are only 2 more years left before the city runs out of funds to acquire/continue preserving green space in our community, and she is committed to helping to extend the funding.

C. Marty gave an overview of activities by the Board in 2022 and board members spoke on their specific committee or activity.

- 1) Amanda provided a review of the social events.
- 2) Vicki gave a live demonstration of the new website.
- 3) Kathy addressed the neighborhood trash service and the financial review for 2022.
- 4) Steve spoke about Firewise, HNP and PlanCOS.
- 5) The CCHOA 2022 Annual Report power point presentation with topics addressed by each speaker is available in Attachment 2.

D. Voting was conducted via ballots.

- 1) Vicki was elected to continue as director at large.
- 2) Maureen Logue was voted in as a new director at large.
- 3) The ballot is presented in Attachment 3.

CCHOA BOARD

Board Positions as of Nov 2022:

President Marty Henderson
 Vice President Bill Hoover
 Treasurer Kathy Poyner
 Secretary Amanda Schneider
 At-Large Maureen Logue
 At-Large Vicki Tostanoski

Respectfully submitted,

Amanda Schneider, Secretary

ATTACHMENT 1
Board Meeting Agenda
5 Nov 2022

9:00 – 9:30 Check In and Social – Meet your Neighbors

9:30 – 9:35 Opening/Introductions (Marty)

9:35 – 9:55 RetoolCOS Comments from Councilmember Nancy Henjum

9:55 – 10:05 CCHOA 2022 In Review (Marty, Amanda, Vicki & Steve)

10:05 – 10:10 Board Nominations and Vote (Bill)

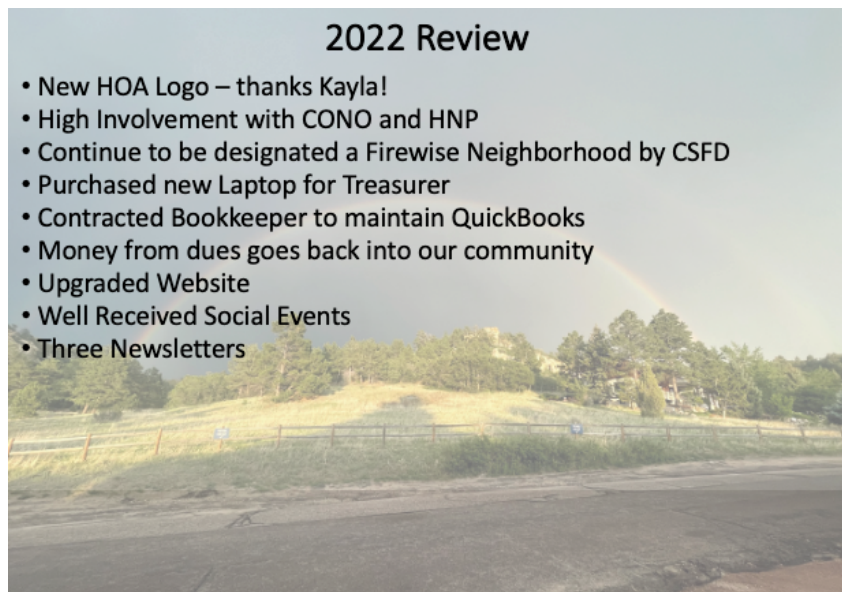
10:10 – 10:25 Collect/Count Ballots

Trash Service/Financial Status Review during Ballot Count (Marty/Kathy)

10:25– 10:30 Announce Voting Results, Thanks to the exiting Board members,
Seat New Board

10:30 Adjourn

ATTACHMENT 2
Country Club HOA 2022 Annual Report PPT



2022 Social Events

Amanda Schneider

- March Madness event in March
- Garage Sale & Neighborhood Clean-Up in June
 - 10 homes participated in the garage sale
 - HOA provided 3 roll-off dumpsters
- Ice Cream Social in July
 - Approximately 70 people in attendance
 - Live music
- Block Party in September
 - Approximately 75 people in attendance
 - Grilled meats & side dishes from neighbors
 - Live music
- Fall Clean Up in October
 - Provided 3 dumpsters around the community

HOA New Website

www.CountryClubHOA.org

Vicki Tostanoski

- Live Demo of new website by Vicki

A photograph of a vibrant rainbow arching over a grassy hill. In the foreground, there is a paved area and a wooden fence. The background shows a line of trees and a clear sky.

Protect Your Home

7 Ways Residents Can Reduce the Risk that their Homes & Property Will Become Fuel for a Wildfire

- #1 Clear**
Clear all pine needles, dead leaves & anything else that can burn from your roofline, gutters, decks, porches, patios & along fence lines. Falling embers will have nothing to burn.
- #2 Store Away**
Store away furniture cushions, rotten mats, potted plants & other decorations from decks, patios & porches. These items catch embers and help ignite your home if you leave them outside.
- #3 Screen & Seal**
Wind-borne embers can get into homes easily through windows & other openings and burn the home from the inside out. Walk around your house to see what openings you can screen or temporarily seal up.
- #4 Rake**
Embers landing in mulch that touches your house, deck or fence is a big fire hazard. Rake out any landscaping mulch to at least five feet away.
- #5 Trim**
Trim back any shrubs or tree branches that come closer than 6 feet to the house and attachments, and any overhanging branches.
- #6 Remove**
Walk around your house and remove anything within 20 feet that could burn, such as: lawnmower, spare lumber, vehicles and boats - anything that can act as a large fuel source.
- #7 Close**
If ordered to evacuate, make sure all windows & doors are closed tightly, and seal up any pet doors. Many homes are destroyed by embers entering these openings and burning the house from the inside out.

NFPA NFPA has many more tips and safety recommendations on its website, including www.firewise.org



Historic Neighborhood Partnership



Our mission is to bring together the older and long-established neighborhoods of Colorado Springs in our efforts to preserve architectural heritage and qualities of neighborhood life.

We provide a strong sense of purpose and a voice for our neighborhoods as they seek to progress and improve and engage in addressing major issues.

Through research, photography, publication, and zoning, we seek to preserve the unique history and character of each neighborhood.

Neighborhood Trash Service Waste Connections

Kathy Poyner

- Only \$9.00 per month for Trash (\$108 annual 2023 rate)
- Only \$6.76 per month for Recycle (\$81.12 annual 2023 rate)
 - 2023 rates reflect an annual 3% increase per our contract
- Thursday Pickup
- Trash bin is a 96 gallon and 3 extra bags allowed
- Recycle is a 96 gallon bin and is bi-weekly pickup
- In 5 years, we have gone from 54 homes to 180 participating
- Savings of \$100 to \$1000 annually

Financial Review

Kathy Poyner

- 211 homes paid their \$30 dues in 2022
 - 67% participation same as 2021
- Income from Dues: \$6,300
- Income from Advertisements (Newsletter/Website): \$750
- Current Funds Balance (as of 9/30/22): \$10,939.70
- QuickBooks is used to manage HOA's money
- Started using Bookkeeper Sept 2022
- Funds Use:
 - Liability insurance for the Board
 - Social events: block party, ice cream social, spring/fall Cleanup
 - Maintaining the website
 - Converted our website to newer, appealing technology
 - Printing of 3 newsletters a year
 - Office supplies: envelopes, stamps, paper, etc.
 - Gift to Ascension Lutheran Church for use of their facility

**ATTACHMENT 3
Country Club HOA 2022 Ballot**

November 5, 2022 Annual Homeowners Meeting

Owner (Print Name): _____ Signature: _____

Home Address: _____ Date: _____

As a Homeowner, please fill out the ballot information in Section A OR the Proxy information in Section B.

Section A: BALLOT

Please bring your ballot to the Annual Meeting. If you cannot attend, you can vote and drop off your completed ballot at the secure mailbox at 3132 Lees Lane prior to November 5, 2022 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

Directors at Large

- Vicki Tostanoski
 - Maureen Logue
 - Scott Hughes
 - Write – In _____
-

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 3132 Lees Ln prior to November 5, 2022 or you can scan your signed proxy and email it to mghenderson55@gmail.com.

Check only **ONE** of the following:

- I assign _____ the authority to vote on my behalf regarding Association matters.
- I assign the Country Club Homeowners Association Board of Directors the authority to vote on my behalf regarding Association matters.

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