

CHPOA BOARD MEETING DECEMBER 7, 2017
SUBMITTED BY KIM MCCORMICK

Members Present

Bob Leavitt
Connie Leavitt
Mike Wold
Corine Knudsen
Don Fredrickson
Debi Stalder
David Born
Kim McCormick

Members not-present

D J Christian
Christian Lopez
Bettie Tully

OLD BUSINESS

TREASURER'S REPORT

FINANCIAL SUMMARY of 12/7/17

BEGINNING BALANCE \$18,698.07
INCOME \$9,146.98
EXPENSES 8,487.59
BALANCE \$19,357.46

DEBI STALDER (Treasurer) Expressed concern that Deposit/Bank statements did not add up with spread sheet in June, 2017. It was discussed and dismissed as such a small amount as to not be concerned. DEBI had questions how long to keep the records/and when to start new records of dues payments. She suggested keeping the dues records from 2017 and adding a column for 2018. Seven members have already paid this year for 2018

CONTACTING NEW MEMBERS-WELCOME LETTER

MIKE WOLD is sending out welcome letters. He inquired whether there was a response on the welcome letters. There were 3 responses with dues paid, and one return letter. Bob also mentions that the purpose of the welcome letters is not just for dues, but to welcome newcomers to the neighborhood and let them know that CHPOA exists. Also, BOB currently gets Larimer county Carriage Hills property sales printouts with the latest information of new

residents and (if different) the owners name and address. He asked MIKE to take that up along with mailing the letters, which MIKE agreed to do. MIKE will email that information to DEBI and BOB to update records.

INCENTIVES FOR PAYING DUES ON TIME \$5

Question if there would be \$5 off the dues if paid early. It seemed it might be more trouble than it is worth, and might confuse things for the treasurer. We decided that dues paid in the 4th quarter would be applicable to the following year. Also a question was raised if the dues should be raised from \$30 to \$35. And would this require a change in the bylaws? It was asked if there was reason to justify an increase, and there is nothing at the moment. BOB suggested it would be appropriate to consider this for the next annual meeting. And there might be a need for it later

ENCOURAGING USE OF HARD SIDED TRASH CONTAINERS

It is still okay to put bags out if there isn't anything in them to attract bears.....but possibly there could still be items, odors in the bags to attract wildlife. But we want to encourage people to use hard sided containers, and we will put something in the newsletter as well.

INCENTIVE FOR CULVERT CLEANING

Only 4 people had the culverts cleaned last year under our program. The contractor (Griffith Construction) was reasonably priced but very slow in getting the work done. We decided not to have an incentive program for other residents to get their culvert cleaned. If anyone wants a recommendation we can recommend any of the three contractors who participated in the program (Kitchen, Cole, and Griffith).

NEW BUSINESS

NEWSLETTER

The next newsletter will go out at the end of January. LISA FINE needs about 2 weeks to format it so ALL ARTICLES OR ENTRIES NEED TO BE IN BY JANUARY 15TH.

TAKING CHPOA CALLS AND EMAILS

BETTIE TULLIE took CHPOA emails for a while, but is out of town now. BOB has handled the phone calls. BOB, whose end of term is approaching this summer, needs to pass this on. He explained there is a central phone number for CHPOA calls set up under Google Voice. Calls are routed to his home phone number and a text version of the message is sent to his email address. Using an App on his phone, he can return calls as though they are coming from the

CHPOA phone number or use his personal phone number. CHPOA emails are also forwarded to BOB. He can return emails from the CHPOA account or from his personal email account. He explained there are not a lot of calls or emails per month, maybe 3 or 4. DON FREDRICKSON volunteered to take this up, and it was suggested that this duty switch every few months to different board members

GID4 UPDATE

CHRISTIAN LOPEZ is on both CHPOA BOARD AND GID 4 board. RON DUELL is the president for the GID4 board and lives in Carriage Hills. BOB has asked CHRISTIAN to set up an email address for GID4 that would route messages to the 3 people on the GID4 board. Snowplowing concerns were discussed. Latest information is that BRIAN BELLEAU will continue to plow the roads this year. He plans on selling his business, but has agreed to do our snowplowing this year.

PROJECT IDEAS FOR THE NEW YEAR

Encourage purchase of home address signs with possible incentives. CONNIE LEAVITT researched this and purchased a street # sign. She found a metal reflective sign on Amazon at \$14.57, with the address number on both sides. Residents may need to purchase a post to put the sign on. We discussed whether to encourage residents to put up signage possibly with a cash incentive. It was decided to put this in the newsletter to make people aware, but not to do a cash incentive. The signs are important in case a medical emergency for EMTS or a fire – seconds count in those cases. Some mailboxes with numbers may not be directly in front of the house, or there may be a bank of mailboxes, again making it difficult to locate the home. Also, the senior center no longer sells them and the best alternative is to buy online. CONNIE is going to follow up on this for the newsletter

NEIGHBORHOOD POTLUCK DINNER (WITH ANNUAL MEETING)

THE ANNUAL MEETING IS USUALLY THE 3rd or 4th WEEK OF JULY

BOB asked if there was any interest in having a potluck. DEBI thought it would be a nice touch. KIM expressed that more people might come to the meeting. We can still use the Presbyterian Church and DJ CHRISTIAN is a member, which could help in reserving the room and getting use of the sound system. Catering was considered too expensive. MIKE suggested that with a potluck it would be a good idea if we purchase the meat and divide who brings what dish by alphabet, e.g. A-L vegetable or salad, M-Z dessert. It was decided to save that decision for the next board meeting.

BOB also ask for suggestions for speakers for the annual meeting. Fish creek is mostly completed and we've beat that one to death. Code Compliance has been done twice. DEBI suggested something concerning the Elk or the Elk rut or a wildlife specialist. This was well received. MIKE WOLD works with rangers at RMNP and could get one to speak. BOB

suggested that we continue to have RON DUELL with GID4 give an overview of GID4 activities, especially road maintenance. KIM suggested someone to speak on the history of the Carriage Hills area, which BOB has done some research on. BOB will try to get someone from the museum to speak.

NEIGHBORHOOD CLEAN UP DAY - Date for that will be in April or early May

BOB wants the clean up to cover a larger area in Carriage Hills along Carriage Drive and Fish Creek Rd as well as the area now being covered at the Ponds. He asked DAVID BORN to head up this newer area along with HATTIE SCHETZSLE, who is organizing work in the current area.

NEIGHBORHOOD GARAGE SALE - TO BE HELD THE 2nd WEEKEND OF JUNE. BOB suggested putting something in the next newsletter - an early alert. KIM agreed to put in an article in the newsletter, and to take care of classified ads for the in the Estes Park news, etc.

ANNUAL SLASH PICKUP - Annual Slash Pick Up is in July through Adams tree service. It was decided not to follow up yet on that.

INSTALLING DOG POOP DISPENSERS along the Fish Creek Road trail. MIKE WOLD got them installed on the trail by Scott Ponds. It was a lot of work so we're going to table this idea for now.

POTENTIAL NEW NEWSLETTER TOPICS

Being a good neighbor....Always talk to your neighbor before registering a complaint. Some may not realize there is a problem. Or maybe help someone can't do the work, etc

PROMOTING REFLECTIVE HOME ADDRESS SIGNS - CONNIE to do that.

RECYCLING TIPS - DEBI to do maybe bullet point ideas

REPLACING YOUR MAILBOX WITH A LARGER ONE. BOB and CONNIE got one large enough to hold packages. Keeps boxes from out in the open or mail in the yard. KIM got a larger locking mailbox (not for large packages) that keeps mail from flying around the neighborhood as well as possible theft. BOB will do the article.

SCRAP METAL PICK UP – CONNIE will update old article.

FISH CREEK ROAD REPAIR WRAP UP. Don will follow up on that and do an article.

ESTES VALLEY WATERSHED COALITION PLANS for 2018 - CORINE KNUDSEN will give them a call and do an article before she leaves town in a few weeks

NEIGHBORHOOD SPRING CLEAN UP -volunteers walk roads to pick up trash. DAVID BORN is volunteering to coordinate this activity.

DEALING WITH VOLES – use DON'S article

TELEPHONE AREA CODES AREN'T WHAT THEY USED TO BE

Not all local calls are 970 or 303. Many new residents keep their phone number when they move here from out of state, etc

EXISTING NEWSLETTER TOPICS

2017 POA DUES - Information for when to pay the dues and how much, and why people should join CHPOA. In addition to the newsletter BOB will place a note on Facebook and on the CHPOA website, where a form can be downloaded. KIM Asked how many send in dues. About half of residents send in dues.

MIKE suggested making a simple CALENDAR OF EVENTS for the coming months. Maybe one or two events each month. BOB will do the calendar. This replaces the TODO list.

DID YOU KNOW ARTICLES... it was decided winter is not a good time to a long article on code compliance. We'll have a shorter one this time mostly on our covenants and Architectural Committee.

CURRENT BOARD MEMBERS will be listed.

BOB asked for board members to be looking for volunteers for the board. Consider neighbors or friends. This will also be in the newsletter.

BOB's two year term to end in July. To be mindful of his replacement. (He offered to be available should his help be needed for something that he would have knowledge of). He thinks we should stick to the number of years asked in a term, so others would be willing to volunteer.

Ideas and comments welcome. Also how to contact CHPOA

Not included in this newsletter:

OUTDOOR LIGHTING

PINE BEETLE SPRAYING

INVASIVE WEEDS

FREE SLASH PICK UP - Bring this up in later meeting and newsletter

NEXT BOARD MEETING IS TO BE IN MAY, 2018