

CHPOA Board Meeting Minutes - May 29, 2018

ATTENDING

Bob Leavitt
Connie Leavitt
David Born
Debi Stalder
DJ Christian
Don Fredrickson
Corine Knudsen
Kim McCormick

ABSENT

Bettie Tully
Christen Lopez
Mike Wold (met before meeting with Bob)

SLASH PICKUP ARRANGEMENTS

Bob made arrangements for a date for Slash Pickup with Adams Tree Service....Date around mid-July. This will coincide with Annual Meeting.

This is the #1 reason that people join. Discussion again whether to offer incentive for slash pick up by restricting it to only dues paying members. We would use offer the service to members only with a color code or sign on their slash pile. However, these could blow away or get lost in a storm. Don questioned the cost to pay for the slash pickup service, about \$5,000

Bob suggested considering slash pickup a service to the neighborhood - fire hazard reduction. Trying to identify member's slash piles vs. non-member piles could be more complicated and more work than it's worth. Each year we give a list of member addresses to the contractor but his workers ignore it and just pick up all the piles. It was decided to keep as is.

BOARD MEMBERSHIP NEXT YEAR / NEW MEMBERS

Those staying on:

Bob Leavitt* more on this

Mike Wold

David Born

Debi Stalder

Corine Knudsen

Kim McCormick

Christian Lopez

Those stepping down:

DJ Christian

Don Fredrickson

Connie Leavitt

Many thanks to these Board members for their service.

Bob Leavitt (President) is willing to stay on another year if others are willing to help with duties.

One new person was considered for the board - Scott Thompson [Update: Scott has turned down our request as he is very busy with other organizations and commitments. He would be willing to do it in the future after other responsibilities ease up].

Bob asked the Board to think of other people who might be good candidates and pass along their names to him.

GARAGE SALE

To be held Saturday June 16 2018

Participants can start it Friday if wanted and continue on Sunday.

There was a question of people being able to find the sales

And the Question of whether to have addresses available of those having a sale

And have a list of addresses available at the different houses.

It was not figured out how to accomplish this. Putting your own sign at your house is helpful.

Mike offered to put signs out around Carriage Hills.

Kim will put an ad in the Estes Park News for the week of the sale.

Bob will put out information on social media and possibly to inform people to get things ready to have a sale. This will include a list of addresses for those who share this with us.

Maybe bring this up at the annual meeting to see if it is working. In the past, some said they don't like the extra traffic.

GID4 - GETTING GID INFO FROM RON DUELL

David will talk to Tom Donnelly - County Commissioner

Christian Lopez - Bob will talk to Christen Lopez to see if he can get more info and do the report at the annual meeting.

REVISING BYLAWS AND RE-TYPING

Bob wants the by laws retyped so changes can be made to outdated material as it arises it is currently on PDF. Debi has a way to do that using a Blue Beam scanner. If it has to be re typed, Kim agreed to do that

GETTING HELP WITH BOARD DUTIES NEXT YEAR...POSSIBLY HAVE A SIGN UP SHEET. TAKING CALLS AND EMAILS/RECEIVE CALLS AND EMAILS

Two board members took calls and emails for questions from Carriage Hills residents this year, Bettie Tully and Don Fredrickson. Don said a couple of requests a week came in approximately. If the question was clear it was easy to answer them, but not always clear

Bob wants to rotate this job monthly and prepared a "How To" reference document of possible questions or issues and the procedures to respond these.

He stressed it is important to get back with the person initiating the inquiry promptly, even if you don't have an immediate answer.

Sign up schedule of board members to take take calls and emails:

Corine-June
July-David (need to confirm)
August-Debi
September-Kim
October-Mike
November-Debi

The questions will be forwarded to the assigned person by either by email or Google Voice. The member will need to check in on any inquiries at least twice a week. Bob will initiate the switch over to the new assigned person at the start of each month.

Bob set up a Google Groups email distribution list for the CHPOA Board. Please send messages to chpoa-board@googlegroups.com when you want to send to the entire Board. Email threads are maintained in our Google Groups area for future reference.

NEWSLETTER AND TOPICS

Bob wants to reduce the work involved with the newsletter.
He has come up with "Mailchimp" as a format to replace the previous newsletter.

Kim and Debi will take up the duties of the newsletter and organize the content.
Bob offered to show Kim and/or Debi how to do this with the June letter.

Each newsletter currently costs \$100 to format and about \$480 to print and mail to those for whom we don't have email addresses. Approximately 200-300 residents don't have email addresses.

The majority of newsletters are emailed. We hope to increase the number that are emailed in the future.

In the future, newsletters will be mailed out once a year (in June) with the form and envelope to mail in dues. The rest of the year it will be emailed only to those for whom we have email addresses.

David Born offered to stuff envelopes. Kim also offered to stuff envelopes as well.

Possible newsletter topics:

Request volunteers for the board

Slash pick up
Information to join Carriage Hills HOA
Lighting reminders
Dues notice

Bob wants to have Debi bring the membership database up to date before doing the June newsletter. The newsletter will go out in late June or early July.

Mike has indicated that he would like to put something in concerning the use of a “sewer sleeve” to fix a sewer problem before a much more costly sewer collapse occurs. That became a costly issue for a neighbor.

The newsletter is to come out twice a year...January and June.
Maybe send out more often with the new simpler format in Mailchimp.
If an important issue arises, than an email or social media could be used to send something out

ANNUAL MEETING

JULY 19, 2018. 7:00 PM

LOCATION: PRESBYTERIAN COMMUNITY CHURCH OF THE ROCKIES

DJ was able to book church Fellowship Hall for the meeting
Also, she will look into getting a microphone, projector, and screen to use

Bob Leavitt will be the speaker sharing his research into the history of Carriage Hills
This could appeal to older residents familiar with the past changes in the neighborhood.
We will encourage them to bring their stories and maybe some old photos.

If necessary..Mike Wold has contacts with a Park Ranger for a presentation.

Bob and Mike decided that instead of a potluck that we will provide 2 sheet cakes for the meeting, which was acceptable. Help will be needed with preparations...utensils, plates etc and coffee or tea. We must provide coffee or tea in on our own containers and the kitchen can't be used. Usual attendance is about 40.

There will not be table for sign up sheets before the meeting this year which didn't seem to work last year. But instead several will be passed around during the meeting for contact information etc

The business meeting will be first. Then Bob's presentation.

The GID Update...it was suggested to ask Christian Lopez to do this for the Annual meeting.

Bob also would like Debi to be able to make changes on to the membership spreadsheet. We talked about adding a LAST UPDATE FIELD for membership records. This might help to track changed records when updating the list in Mailchimp. Debi had some concerns how to accomplish this, so we decided not to do it.

NEIGHBORHOOD CLEANUP RESULTS

Bob asked about the Neighborhood clean up as he was out of town
David is planning to do an article on cleanup for the newsletter.

TOWN GOVERNMENT ISSUES

Bob will cover this topic. 588 residential vacation rentals are allowed under the Estes Valley cap. And this cap has been reached. Carriage Hills has about 60 vacation rentals.

CONTACTING NEW RESIDENTS

Mike was interested if there was any positive feedback from his mailings to new residents. Don expressed he had no response. David expressed some positive feedback from those he hand-delivered. Still it was decided to continue doing this. And bring it up at the next business meeting.

OTHER TOPICS

Homeowners association state license renewal. Another bill to be paid by Debi, as the Treasurer is to get the HOA license renewed. Bob will pass along the info to Debi. Debi was not aware of this bill being due. It is \$10 and was due a couple of months ago. It just looks like the HOA isn't active if it is not paid, so no big deal.

DOG POOP DISPENSERS ALONG FISH CREEK TRAIL

Bob Rising wanted bags dispensers for dog poop installed.

DJ was in contact with someone from Parks and Rec many times. Then Bob R. seemed to back off of this being done, not sure why. People take the bags, or use them and leave the bags on the ground. Also someone has to refill the dispensers. It was decided not to pursue this as a CHPOA project.

INCENTIVE FOR PAYING DUES ON TIME \$5 REDUCTION

Decided to leave dues at \$30. It makes finances more complicated and more work for the treasurer.

INCENTIVE FOR CULVERT CLEANING

As an issue this has run its course. Bob wants to let this go. If needed there is a person who can be recommended (Griffith Excavating).

TREASURER'S REPORT Debi Stalder

Beginning balance 1/1/2018 19,348.77
Balance for May \$24,032.75

With the expenses for slash pick up to be paid from that (\$5,000) coming up in July

2 bills were paid..both for the newsletter

We have 174 paid members with 4 additional ones coming in. This generated 178 x \$30 = \$5,340. This is close to last years memberships

More residents will be paying next month with the annual meeting and the newsletter coming out with a reminder about slash pickup.

Bob handed out some lists he compiled, including CHPOA Functions and How To Run CHPOA.

Meeting closed with bob leavitt saying he will stay on next year as president, if he could get help, support. Many Thanks Bob.

Submitted By Kim McCormick
May 30, 2018