

**CARRIAGE HILLS PROPERTY ASSOCIATION  
ANNUAL MEETING AGENDA JULY 17, 2019 6:30 PM  
ESTES VALLEY COMMUNITY CENTER**

**6:30 CALL TO ORDER -KICK OFF THE MEETING**

**CHPOA BOARD MEMBERS AND OFFICERS 2019-2020**

**INTRODUCTION BOARD MEMBERS/**

PRESIDENT-VACANT  
VICE -PRESIDENT-CORINE KNUDSEN  
TREASURER-DEBBIE STALDER  
SECRETARY-KIM MCCORMICK

**BOARD MEMBERS/NOMINEES**

DAVID ADCOCK  
DAVID BORN  
BILL COOK  
BARRY POWER  
ALAN SHADDUCK  
MIKE WOLD

**DEPARTING BOARD MEMBERS - THANK YOU FOR YOUR SERVICE**

BETTY TULLY  
BOB LEAVITT

**THANKS TO BOB FOR SERVING AS PRESIDENT**

ONE RESIDENT WANTED TO GIVE TIME TO THANKING HIM FOR HIS OUTSTANDING SERVICE FOR 3 YEARS.

**6:35 CHPOA BUSINESS**

BOB ANNOUNCED A CHANGE IN THE ORDER....

FIRST ORDER OF BUSINESS

**PRESENTATION ON "CODE VIOLATION ENFORCEMENT" CHANGES**

GIVEN BY POLICER LIEUTENANT RICK LIFE OF ESTES PARK

HE HANDED OUT A "CODE VIOLATION CALL LIST"  
FOR ESTES VALLEY DEVELOPMENT AREA  
PHONE NUMBER CONTACTS FOR VARIOUS AGENCIES AND VIOLATIONS

THE LIST COMPRISED OF  
THE VIOLATION AND WHERE TO DIRECT INQUIRIES  
INSIDE THE TOWN LIMITS  
OUTSIDE THE TOWN LIMITS  
AND THE CONTACT INFORMATION FOR THIS

THERE WERE QUESTIONS FROM CARRIAGE HILLS RESIDENTS CONCERNING:

VACATION RENTALS WITH PARKED CARS  
PARKING ACCORDING TO THE BYLAWS  
THE NUMBER OF CARS ALLOWED ON A PROPERTY -  
SOMEONE THOUGHT THERE IS A LIMIT / BOB THOUGHT NOT BUT WOULD GET BACK  
OPERATIONAL CARS  
JUNK ACCUMULATION  
GARBAGE NOT PROPERLY "STORED"  
RV'S ON PROPERTY

**HOW VIOLATIONS ARE HANDLED**

IN COUNTY - CONTACT LARIMER COUNTY CODE COMPLIANCE 970-498-7709  
IN TOWN – CALL POLICE NON-EMERGENCY NUMBER 970-586-4000

BOB EMPHASIZED THE COMMITMENT CONTACTING THE NEIGHBOR FIRST WITH AN ISSUE  
AND TO WORK HARD TO GET VOLUNTARY CODE COMPLIANCE

OFFICER LIFE DESCRIBED THE PROCESS OF ENFORCEMENT OF A CODE VIOLATION:

1st NOTICE-OWNER IS GIVEN 15 DAYS TO RECTIFY  
2nd NOTICE-OWNER GIVEN ANOTHER 15 DAYS  
3rd NOTICE-OWNER IS GIVEN 30 DAYS

AFTER 45 DAYS THE OWNER CAN BE SUMMONED TO THE COUNTY COMMISSIONERS WHO CAN  
TAKE ACTION OR EXTEND 30 DAYS  
THEN IT CAN GO TO COURT

AS A NUMBER OF QUESTIONS CAME UP WITH CONFLICTING ANSWERS  
BOB LEAVITT SAID HE WOULD (GET BACK WITH ANSWERS OR  
POST THE LINKS WHERE A PERSON CAN LOOK INTO THAT)

OWNERSHIP INFORMATION ON VACATION RENTALS CAN BE FOUND ON THE TOWN WEBSITE

(BOB SAID HE WOULD GET BACK WITH THE LINKS)

---

THE MEETING PROCEEDED WITH SCHEDULED BUSINESS

**6:35 CHPOA BUSINESS**

**OLD BUSINESS**

**READING AND APPROVAL 2018 ANNUAL MEETING MINUTES**

BOB PROVIDED COPIES -WHICH WERE APPROVED

**NEIGHBORHOOD WIDE GARAGE SALE**

THE 4th YEAR FOR THE SALE

BOB SUMMED UP THE GARAGE SALE EVENT  
SOME OLD/SOME NEW PARTICIPANTS-VARYING SUCCESS  
DEBBI STALDER SAID THEY HAVE HAD PARTICIPATED FOR 2 YEARS AND HAD GOOD SALES  
BOB LEAVITT MADE A MAP OF PARTICIPANT LOCATIONS AND POSTED IT ONLINE.

**NEW BUSINESS**

NOMINATION OF NEW BOARD  
SEE LIST ABOVE

**VOTE TO APPROVE NEW BOARD - APPROVED**

HE URGED THOSE PRESENT TO CONSIDER COMING ON THE BOARD

BOB LEAVITT EXPLAINED THE SITUATION OF THE ROLE OF PRESIDENT

HE EXPLAINED THAT AFTER 3 YEARS AND GROWING COMMITMENTS IN OTHER AREAS HE IS STEPPING DOWN AS OF 7/21/19 AS PRESIDENT AND THAT THE BOARD WOULD ACT AS A COMMITTEE TO ASSUME THE DUTIES OF THE PRESIDENT. BOB IS OFFERING TO HELP THE BOARD MAKE THE TRANSITION

A NOTE OF ORDER AS SOMEONE QUESTIONED IF THERE IS SOMETHING IN THE BYLAWS ALLOWING FOR A "PRESIDENCY BY THE BOARD" BOB THOUGHT NOT AND IT MAY HAVE TO BE DONE BY AMENDING THE BYLAWS

BOB ASKED IF ANY ONE WAS INTERESTED IN BECOMING PRESIDENT  
NOT UNEXPECTED BUT NO RESPONSE

A MOTION WAS MADE TO ALLOW THE CURRENT BOARD TO APPOINT A PRESIDENT IF THE POSITION IS VACANT. THIS MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

**FINANCIAL REPORT AND MEMBERSHIP STATUS  
PRESENTATION GIVEN BY DEBBI STALDER**

BOB EXPRESSED GRATITUDE FOR THE WORK PUT IN BY DEBBIE STALDER AS TREASURER

DEBBI HANDED OUT A **CARRIAGE HILLS POA FINANCIAL SUMMARY - 7/17/19**

BEGINNING BALANCE \$19,741.36  
INCOME TO DATE \$5,705.35  
EXPENSES \$7,167.89

SHE SHOWED A COMPARISON TO 2018

THE AMOUNT OF DUES REVENUE RECEIVED AND THE NUMBER OF MEMBER RENEWALS

EXPENSES WERE ITEMIZED WITH SOME UNFORESEEN EXPENSES TO CHANGE DURING THE YEAR

DEBBI EXPLAINED THE TRANSITION TO "MAIL CHIMP". IT IS THE ONLINE PROCESS FOR GETTING THE NEWSLETTER OUT AND ACCOUNTING FOR MEMBERSHIP RECORDS AND PAYMENTS.

DEBBI EXPRESSED HER GRATITUDE TO BOB LEAVITT FOR HIS FORESIGHT IN MOVING TO MAIL CHIMP. MAKING THE TREASURY AND MEMBERSHIP ACCOUNTING EASIER TO USE, TIMESAVING LESS ERRORS

THE MAIL CHIMP / EXCEL INTERFACE MODULE COSTS \$100 PER YEAR, WHICH HAS BEEN WELL WORTH THE EXPENSE

SHE STATED THAT THERE WERE 190 MEMBER RENEWALS SO FAR THIS YEAR, BUT THIS NUMBER TENDS TO INCREASE THIS TIME OF YEAR

THE QUESTION OF FILING A TAX RETURN FOR CHPOA HAS COME UP. BOB SAID CHPOA HAS NEVER FILED A FEDERAL TAX RETURN BEFORE. DEBBI IS LOOKING INTO IT. IF REQUIRED, WE WILL WORK TO KEEP THE COST LOW.

WE CHOSE THE COMMUNITY CENTER OVER PRESBYTERIAN COMMUNITY CHURCH DUE TO THE AMENITIES, INCLUDING AIR CONDITIONING. THE RENTAL FOR SPACE FOR THE ANNUAL MEETING AT THE COMMUNITY CENTER WAS \$25 PER HOUR. WE GOT THE TAX-EXEMPT CHARITABLE ORGANIZATION RATE. BUT WE EXPECT TO PAY THE REGULAR RATE NEXT YEAR, WHICH IS \$50 PER HOUR.

DEBBIE EXPLAINED THAT THIS YEAR SO FAR WE ARE \$500 UNDER LAST YEAR IN EXPENSES/PROJECTED EXPENSES

### **SLASH PICKUP**

PICKUP IS BEING DONE BY ADAMS TREE SERVICE AND IS UNDERWAY.

QUESTION ON THE NUMBER OF RESIDENTS PARTICIPATING? THAT INFORMATION ISN'T AVAILABLE AS ADAMS TREE SERVICE IS PAID BY THE HOUR TO GO THROUGH THE NEIGHBORHOOD

IF YOU ARE PASSED BY, THEY MAKE MORE THAN ONE PASS THROUGH AND SHOULD BE BY AGAIN. CALL THEM IF YOU HAVE A QUESTION

ONE COMMENT WAS MADE AS TO THE EMPHASIS BY THE BOARD ON SLASH PICKUP BUT AGREED IF THAT WAS CONSIDERED IMPORTANT. IT IS BENEFICIAL AS THERE IS LESS OF A FIRE HAZARD WITH THIS PICKUP

### **GID4 REPORT**

CURRENT GID4 BOARD MEMBERS CHRISTIAN LOPEZ AND TOM MORETTI WERE NOT ABLE TO BE AT THE MEETING.

BOB LEAVITT PASSED AROUND A SHEET FOR ASKING ANY QUESTIONS OF THE GID4 BOARD IF NECESSARY, A REPRESENTATIVE FROM GID4 WOULD GET BACK TO PEOPLE WITH ANSWERS TO THESE QUESTIONS.

BOB ANNOUNCED THERE IS A VACANCY ON THE GID4 BOARD. TOM MAHER MENTIONED HE HAD APPLIED FOR THE VACANCY FOR GID4 AND IS NOW ON THE BOARD. ANOTHER PERSON

IN THE BACK (POSSIBLY JIM THOMPSON) MENTIONED HE HAD APPLIED AND HAD BEEN CHOSEN AS WELL. BOB WILL PASS THIS ALONG TO THE CURRENT BOARD MEMBERS.

GID 4 - THEY ARE RESPONSIBLE FOR ROAD MAINTENANCE AND SNOWPLOWING IN CARRIAGE HILLS. WE ALL PAY FOR THEIR SERVICES THROUGH PROPERTY TAXES.

THE SNOW REMOVAL PERSON IS STILL THE SAME - BRIAN BELLEAU. HE IS THE ONLY PERSON FOUND WHO WILL DO THE LARGE AREA OF CARRIAGE HILLS.

GID4 HAS COLLETED \$160,000 IN PROPERTY TAXES AS OF JUNE 2019. WITH INTEREST EARNINGS AND OTHER SOURCES, LIKE THE ROAD AND BRIDGE FUND, AN EXTRA \$9477 WAS ADDED MAKE TOTAL BUDGET OF \$170,082. AFTER EXPENDITURES OF CONTRACT CONSTRUCTION OF ROADS, WHICH WAS \$120,000, AND SNOW REMOVAL SERVICE OF \$20,000, THERE IS A LESS BALANCE OF \$19,476 LEFT FOR GID PROJECTS.

THE MILL LEVY WAS INCREASED TO 10 MILLS A COUPLE YEARS AGO SO THAT MORE WORK COULD BE COMPLETED.

THE QUESTION CAME UP OF RESPONSIBILITY FOR CULVERTS. IF THE CULVERT CROSSES A DRIVEWAY, THE OWNER IS RESPONSIBLE. GID4 IS RESPONSIBLE FOR CULVERTS THAT CROSS PUBLIC ROADS. GID4 IS RESPONSIBLE FOR DITCHES ALONG PUBLIC ROADS.

#### **VOLUNTEERING FOR THE BOARD**

THIS WAS COVERED EARLIER IN THE DISCUSSION OF THE PRESIDENT VACANCY.

#### **FUTURE NEWSLETTERS/RELIANCE ON EMAIL**

CHPOA HAS CHANGED OVER OF THE NEWSLETTER FROM A HARD COPY MAILING TO EMAIL DELIVERY. AGAIN, DONE WITH MAIL CHIMP. THIS SAVES TIME/MAN-HOURS AND MAILING EXPENSES

POST CARDS WILL BE MAILED TO THOSE WHO DON'T HAVE EMAIL WITH INFORMATION ABOUT CHPOA AND HOW TO RECEIVE NEWSLETTERS AND OTHER INFORMATION VIA EMAIL.

QUESTION CAME UP WHERE ONLY ONE EMAIL ADDRESS USED PER HOUSEHOLD BOB EXPLAINED IT IS DIFFICULT TO PROCESS MULTIPLE EMAIL ADDRESSES AT THIS TIME

#### **QUESTIONS & COMMENTS NEW IDEAS FOR FUTURE ACTIVITIES**

THERE WERE NO OTHER QUESTIONS OR COMMENTS.

---

#### **7:30PM PROGRAM, ELECTRIC LINE UPGRADE & BROADBAND ROLLOUT IN CARRIAGE HILLS - JOE LOCKHART, KIM SMITH**

ESTES PARK POWER & COMMUNICATIONS, FORMERLY ESTES PARK LIGHT AND POWER IS ESTABLISHING A COMMUNITY OWNED AND OPERATED BROADBAND, A HIGH-SPEED INTERNET SERVICE THAT WILL BE DELIVERED OVER FIBER-OPTIC LINES RESULTING IN MORE RELIABLE SERVICE THAT IS UP TO 100 TIMES FASTER THAN EXISTING OPTIONS IN THE AREA

THE SPEAKERS EXPLAINED THE PROGRESS ON BROADBAND ESTABLISHMENT. PLANS ARE TO GO LIVE MID -SEPTEMBER

CARRIAGE HILLS AT THIS TIME IS SET FOR THE 4TH QUARTER OF 2019.

CARRIAGE HILLS WAS CHOSEN BECAUSE:

1. THERE ARE A LOT OF PEOPLE IN CH
2. OLDER INFRASTRUCTURE. THERE HAVE BEEN A LOT OF OUTAGES IN CH

JOE LOCKHART ALSO LIVES IN CARRIAGE HILLS

YOU WILL BE ABLE TO SIGN UP ONLINE. AND RESPONSE TIME WILL BE SIMILAR TO AN ELECTRIC COMPANY CUSTOMER INSTALLATION.

INSTALLATION COST WILL BE \$50. THE MONTHLY COST WILL BE \$80. THESE COULD CHANGE AS THE ROLLOUT GETS UNDERWAY. THEY ARE WORKING ON DEVELOPING DIFFERENT PLANS FOR DIFFERENT SITUATIONS, SUCH AS VACATION / SUMMER INHABITANTS. PHONE SERVICE MAY COME LATER.

### **QUESTIONS FOR THE PRESENTERS**

Q: WILL THERE BE A PRICE GUARANTEE, OR WILL THERE BE PRICE INCREASES?

A: IT IS NOT THE GOAL TO HAVE PRICE INCREASES, AND NOT PLANNING ON HAVING CONTRACTS

Q: MIKE WOULD BE CONCERNED ABOUT POLES LYING IN THEIR FRONT YARD FOR MONTHS.

A: JOE SAID THEY ARE AWARE OF THE ISSUE ON WHISPERING PINES, AND THEY SHOULD BE GONE IN 3 WEEKS

Q: WILL THERE BE SURGE PROTECTION?

A: YES, BUT NOT AT YOUR HOUSE

FIBER OPTICS ARE CONSIDERED RELIABLE...WITH PILOT SERVICE IN PLACE AT ALLEN'S PARK WITH NO PROBLEMS

JOE SAYS IT WILL BE ALMOST 1000 TIMES FASTER, AND THEY ARE BASING THIS PROGRAM ON ONE DEVELOPED IN LONGMONT...ONE OF THE FASTEST IN THE COUNTRY.

THE GOAL IS SERVICE

KIM MCCORMICK  
CHPOA SECRETARY  
JULY 23, 2019