



Carriage Hills Property Owners Association

Annual Meeting, Tuesday July 11th 2023



WELCOME TO OUR....



Agenda

- **Introductions**
- **Officer Elections**
- **Estes Valley Fire Protection District**
- **General Improvement District (GID) 4 – Roads**
- **Discussion/Inputs**
- **Association Financials**
- **State of the Association – Moving forward**
- **Summary**

Officer Elections & Directors

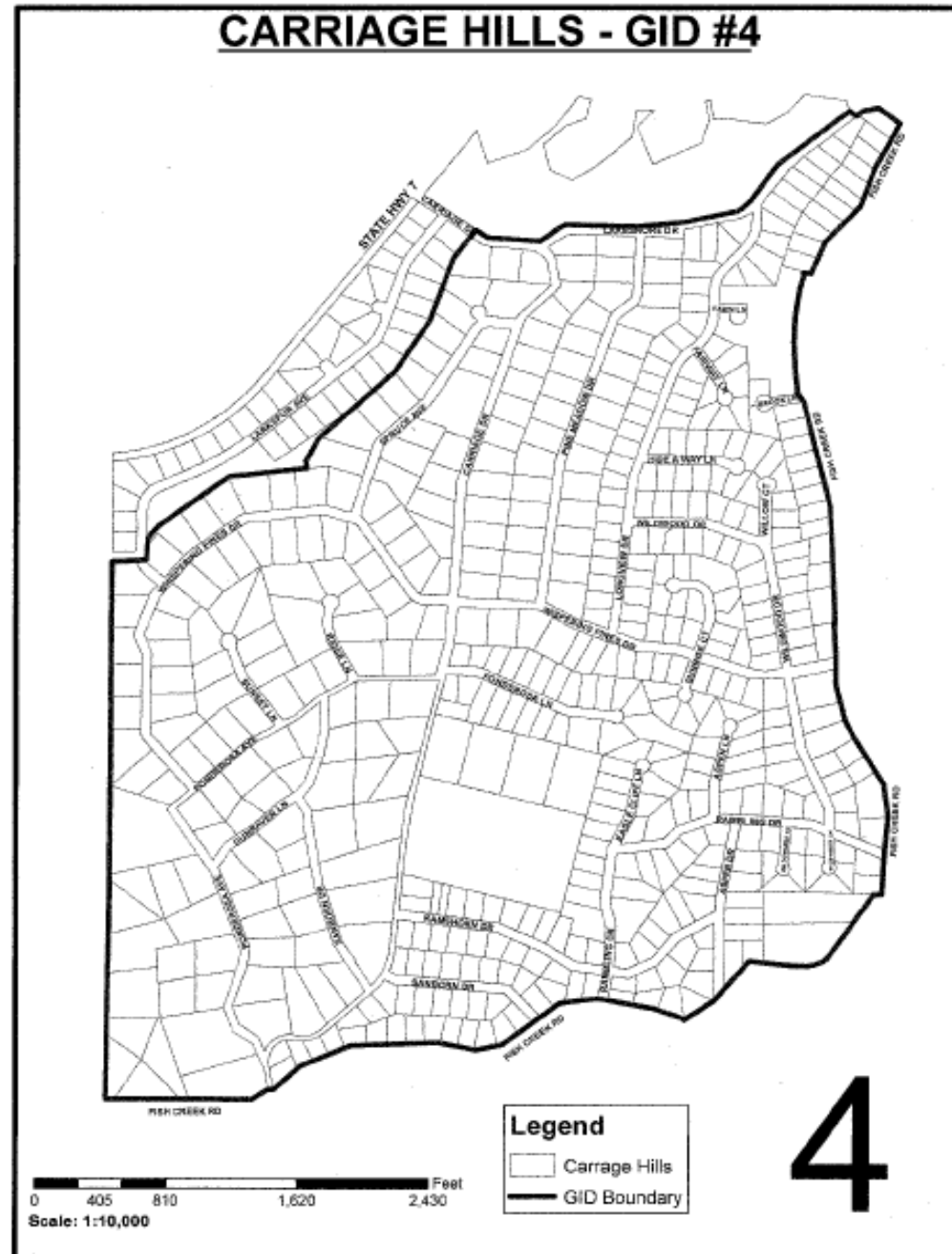
- Tom Moretti – President
- Jim McCormick – Vice President
- Johnnie Buzek – Treasurer
- Secretary – Unfilled
 - Recording minutes, some residential communications, part of decision making body for CHPOA

- Directors – Mostly unfilled or inactive
- GID need also exists



GID 4 - Roads

GID 4 Volunteer Board
Mel Causer
Tom Maher
Tom Moretti



GID-4 Larimer County

The Carriage Hills General Improvement District 4 is an advisory Board made up of 3 members. General Improvement District 4 handles road maintenance and snowplowing in Carriage Hills and Sanborn Acres. I recently joined the GID4 Advisory Board and serve along with two board members Tom Maher and Tom Moretti.

If you are interested in serving on this board or would like more information contact Tom Moretti at: larimercountygid4@gmail.com or Katherine Beilby - (970) 498-5726 (Larimer County Liaison) beilbykm@co.larimer.co.us . For more information on GID4 go to: <http://www.carriagehillspoa.org/gid-4>

The GID 4 advisory board assist and make recommendations to the county commissioners on the affairs of the districts including:

- Developing an annual budget for expenditures,
- Identifying improvements to be made to the district, Retaining contractors to carry out the district's projects,
- In some instances, the advisory board may be asked to implement resolutions and policy directives of the Board of County Commissioners.

GID 4 2023

- Review 2022

- Early storms impacted budgets via trench, road, and culvert urgent fixes
 - Prevented some planned efforts
- Normal grading and new road materials added

- 2023 Plans

- New permanent speed sign installed
- Normal road work
- Trenching south Carriage Drive
- Added rip rap (rock) to several trenches where washed out conditions exists
- Severly damaged or lower roadways will get new fill material
- Additional trench work where excess sediment has collected

- Resident Responsibility

- While most are good, numerous driveway culverts are clogged and causing road damage
- Contractor complaints of property owner “theft” of road materials
- Civil Engineering design for drainage remains unchanged – includes trench/drainage across residents property



Property Owners Input



Summary Financial Statement for Carriage Hills Property Owners Association				
as of 7/11/2023				
	2022	2023 (as of 7/11/2023)	2023 (projected to EOY)	2023 (projected total)
Starting Bank Account Balance	15,882.88	12,018.39	14,908.69	12,018.39
Income				
Dues current year	4,732.33	5,796.60	750.00	6,546.60
Dues prior year		415.93		415.93
Grant			2,300.00	2,300.00
Misc	1.51	6.14		6.14
Total Income	4,733.84	6,218.67	3,050.00	9,268.67
Expenses				
Insurance	929.00	579.00	125.00	704.00
PO Box	204.00	188.00	0.00	188.00
Mailings	206.46	1,968.59	0.00	415.93
Slash pickup	6,975.00	0.00	7,500.00	7,500.00
Website	0.00	151.87	0.00	0.00
Garage sale	0.00	276.94	0.00	0.00
Annual meeting	0.00	153.97	0.00	0.00
Community picnic	0.00	0.00	0.00	0.00
Legal fees	0.00	0.00	0.00	0.00
Other	283.87	10.00	100.00	0.00
Total Expenses	8,598.33	3,328.37	7,725.00	8,807.93
Ending Bank Account Balance	12,018.39	14,908.69	10,233.69	12,479.13
Net Surplus/(Deficit)	(3,864.49)	2,890.30	(4,675.00)	460.74

Summary Financial Statement for Carriage Hills Property Owners Associat		
as of 7/11/2023		
*** Analysis of increasing membership & dues ***		
2023 membership to-date		
pd by check \$30 ea	131.00	3,930
pd by Paypal \$29.63 each	63.00	1,867
	194.00	5,797
2023 additional membership projected		
pd by check \$30 ea	25.00	750
pd by Paypal \$29.63 each	0.00	0
	25.00	750
Total 2023 membership projected	219.00	6,547
Membership revenue more members at same dues rate	300	9000
additional revenue at \$30, more members		2,453
Membership revenue at \$50, no increase in members	219.00	10,950
additional revenue at \$50, no increase in membership		4,403
Membership revenue at \$50, more members	300.00	15,000
additional revenue, more members at \$50		8,453

Carriage Hills Owners Assoc. – Current actions/spend

- Subdivision Representation to trustees/commissioners, EVFPD, Estes Park Utilities, etc.
 - Applied for and secured Grant – Partial funding slash removal (Wildfire Mitigation)
- Representation to Realtors/Title Companies in the support of real estate transactions
- Web Site fees and support
- Communications via Social Media, Hardcopy/Electronic Newsletter bi-annually
 - Regular resident Q&A – Architectural, roads, covenant or county regulation violations, other
 - Notification Mailings as necessary
- Wildland Fire mitigation slash removal annually
- Annual Garage Sale ads and postings
- Annual Meeting & associated fees (EVCC is a fee use facility)
- Subdivision Insurance Coverage
- Covenant Reminders and Enforcement as required
- Subdivision Outdoor Message Board(s) – announcing dates/activities
- Maintaining Carriage Hills entranceway
- Other items we'd like to implement include if funds/volunteers permit:
 - Subdivision Legal Representation (By laws, Covenants, State/local compliance)
 - Annual Picnic (facilities rental)
 - Negotiated rates for tree spraying, driveway sealing, and other
 - Use your imagination!

Carriage Hills subdivision – Current State

- Rural Subdivision (and sales tax rate - 7006)
- Beautiful Topography, Landscape, & Views
- Abundant Wildlife
- Nearby Town/Valley Services (utilities, library, fire protection, schools, etc.)
- General Improvement District for roads & Association

- Some Aging infrastructure (water main, fire hydrants)
- Limited “Subdivision” community engagement/involvement
- Poorly written and formed Filings, By-Laws, and Covenants
- POA covenants out of compliance with current laws (as per attorney)
- Financially challenged due minimal/optional dues
- Covenant awareness & enforcement lacking impacting look/feel

Carriage Hills POA “possible” Options

- 1. We improve it.** Modify and increase specificity to covenants bringing them up to legal standards, and requiring annual dues so we ensure improvements in covenant awareness/enforcement. Maintain and improve Carriage Hills desirability.
- 2. Leave “kinda” as is.** Caveat must have more active directors and volunteers. Currently non sustainable and question the worth of “as is”.
 1. No support for non paying properties any longer.
- 3. Atrophy the POA.** No further communications. Officers go away or respond ad hoc. Web site atrophies. No real estate/title transaction support. Unlikely to renew annual fee for web site and no updates, covenant control via court system, etc. As per By Laws, we’d turn over unused funds to the GID for roads.

Proposed Actions

- Hire attorney to determine feasibility of fixing current filings, covenant issues
 - yes/no
 - Determine recommended approach to proceed on convoluted filings
- Can we improve covenants?
 - yes/no
- Determine how/what to improve covenants including but not limited to:
 - Mandatory dues, covenants violation enforcement, improve language
- Board/Officers/Volunteers solicit neighborhood inputs – if proceeding...
 - Put it to a vote
- If vote successful we move forward as subdivision with improved covenants
- If unsuccessful we consider options, including:
 - Absolve association, distribute remaining funds as per by laws No longer an association
 - Covenants remain, enforced via courts
 - No more support from POA or web resources, w/reliance on county records

Carriage Hills Residents starts with you!



Summary & Wrap

Up

How To Contact Us

Carriage Hills Property Owners Association

P.O. Box 1047

Estes Park, CO 80517

Email: carriagehillspoa@gmail.com

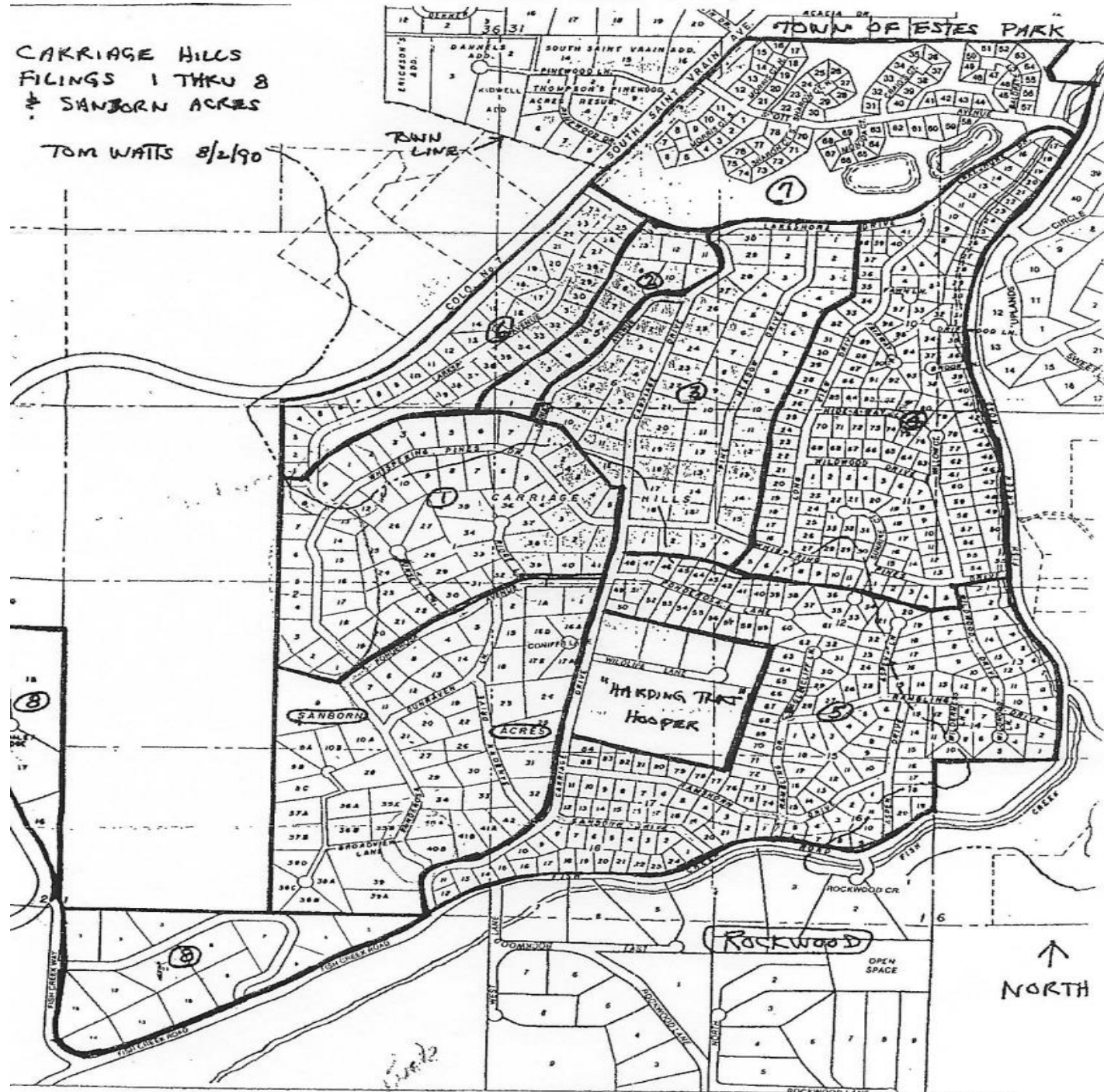
Phone: 970-480-1528

Web: www.carriagehillspoa.org

Facebook: www.facebook.com/groups/carriagehills

CARRIAGE HILLS
FILINGS 1 THRU 8
& SANBORN ACRES

TOM WATTS 8/2/90



Carriage Hills Property Owners Association, Inc.
Post Office Box 1047
Estes Park, Colorado 80517

BYLAWS OF CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC

NAME:

The name of the association shall be the CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC.

PERIOD:

The duration of the Association shall be perpetual.

PURPOSE:

The Carriage Hills Property Owners Association, Inc. is a non-profit corporation which can act through its officers to benefit the property owners in the Carriage Hills subdivision including the Sanborn Acres area in Larimer County, State of Colorado, all hereafter referred to as the Subdivision.

The Carriage Hills Property Owners Association, Inc. has the authority to act to protect the rights of the property owners in Carriage Hills as specified within the Protective Covenants for Carriage Hills. The Association does not have the authority to (1) enforce the Sanborn Acres "Deed Restrictions" nor (2) impose the Carriage Hills "Protective Covenants" upon the Sanborn Acres property owners.

MEMBERS:

Membership shall be limited to owners of property, improved or unimproved, in the Subdivision.

VOTING:

Voting shall be limited to members of the Carriage Hills Property Owners Association, Inc. A qualified voter is one who owns property in the Subdivision and whose dues for the year are paid.

OFFICERS:

Officers shall be elected for two (2) year terms. However, in order to assure that approximately one half of the officers are elected each year, the Executive Board may, prior to an election, designate a one (1) year for an office. Officers shall consist of the following.

- | | | |
|-------------------|----------------|----------------|
| 1. President | 4. Treasurer | 7. Director #3 |
| 2. Vice President | 5. Director #1 | 8. Director #4 |
| 3. Secretary | 6. Director #2 | 9. Director #5 |

Said officers shall constitute the Executive Board. Vacancies on the Executive Board, due to resignations or other reasons, shall be filled by appointment by the President with the concurrence of the Executive Board. Any person so appointed shall serve until the next Annual Meeting.

COMMITTEES:

There shall be such committees as the President shall appoint with the concurrence of the Executive Board.

ELECTIONS:

Prior to the Annual Meeting, the President shall appoint a Nominating Committee of three from the voting membership to present a slate of officers for the coming year. Additional nominations may be made from the floor at the Annual Meeting. All proposed officers must have given their consent to have their names included on the slate.

Thirty days prior to the Annual Meeting, the proposed slate of Officers shall be mailed to all qualified voters. Elections shall be determined by a simple majority of ballots cast by qualified voters present at the meeting.

MEETINGS:

The Annual Meeting shall be held during the month of July for the purpose of election of officers for the ensuing year and any other pertinent business on hand. Other meetings may be called by the President, or in his absence by the Vice President, whenever deemed necessary. A quorum shall consist of the members present.

The President, or in his absence, the Vice President, may call a meeting of the Executive Board at his discretion. A quorum shall be present to make any transacted business official, and three members of the Executive Board shall constitute a quorum.

FINANCES:

The annual dues shall be \$30.00 for all members, including owners with lots upon which dwellings have been erected and owners of lots, none of which have a dwelling erected thereon. Should the need arise for additional funds for legal, emergency or other purposes, the means by which funds shall be raised shall be determined by the Executive Board. Funds derived from dues, or otherwise, shall be placed in such accounts with the financial institutions as the Executive Board shall determine appropriate. All disbursements shall require either general or specific approval of the Executive Board or the General Membership. Accounting or all funds shall be made at the Annual Meeting.

DISPOSITION OF RESIDUAL ASSETS:

In the event that the Association is dissolved or disbanded, any residual assets shall become the property of LARIMER COUNTY (STATE OF COLORADO) GENERAL IMPROVEMENT DISTRICT - 4, or its successor.

AMMENDMENTS:

Proposed amendments to the Bylaws shall be presented to the Executive Board in writing by a qualified voting member. The Executive Board shall instruct the Secretary to submit to membership, in writing, any proposed amendment at least thirty (30) days prior to the Annual Meeting, or any special meeting. A two-thirds majority of votes cast by those present at the meeting is required to effect the proposed amendment.

Approved by majority vote of the Carriage Hills Property Owners Association, Inc. membership at the Annual Meeting on July 28, 2005.

 . President



Resilience Community Assessment

The Larimer County Office of Emergency Management is interested in helping build more resilient communities. Please fill out this annual survey to help guide countywide resilience efforts!



bit.ly/2023CommunityResilience



Community Trust



Social Connectedness



Culture & Networks



Evaluación de Resiliencia de la Comunidad

La Oficina de Manejo de Emergencias del Condado de Larimer. ¡Por favor, complete esta encuesta anual para guiar los esfuerzos de resiliencia en el condado!



bit.ly/2023ResilienciaComunitaria



Confianza Comunitaria



Conexión Social



Cultura y Redes



Josh Roberts
Mitigation Coordinator

Office of Emergency Management
4872 Endeavor Drive, Johnstown CO 80534
W: 970-619-4903 | C: 239-777-7117
josh.roberts@larimer.gov
www.larimer.org/emergency

- Access the Survey in English: bit.ly/2023CommunityResilience
- Access the Survey in Spanish: bit.ly/2023ResilienciaComunitaria