

## **Carriage Hills POA Executive Board Meeting, April 10<sup>th</sup>, 2025**

**Present:** President: Tom Moretti (TM)  
Treasurer: Johnnie Buzek (JB)  
Secretary: Amanda Luchsinger (AJL)  
Directors: Bob Leavitt (BL), Libby Rehm (LR), Michael Wold (MW), Shayne Hatzenbuehler

**Absent:** Vice President: Jim McCormick (JM)

President Moretti called the meeting to order at 14.02 pm.

### **Financials (JB)**

JB reported that we are in really good shape this year in terms of paid-up members, we currently have 247 with five checks still to be deposited. We had 235 total in 2023 and have almost reached our 2024 total. We usually get a flurry of additional sign-ups around the time of the Annual Meeting. We could send out an email and use the Facebook page to remind people to make their payments. A number of people paid \$60, even though they paid before April 1st and seemed confused, which may be due to the newsletter phrasing, he thinks. If they complain about this, JB will contact them, not otherwise. Some people did not pay the PayPal fee, which he will ignore, as it is a small amount. We have a bank balance of \$21,402.58 at this time, with five checks pending deposit. JB expects about another \$3,100 of memberships to come in for the year. He is assuming 300 total members in his 2025 projected numbers. TM mentioned that we might have another set of expenses to consider if we do pursue mandatory dues, which would be due to associated mailing costs and legal fees. JB has projected another newsletter in the expenses. He pointed out that we also have a balance \$2,300 from Friends of Carriage Hills donations. He did make an allowance for potential legal fees and \$2,000 has been marked for that. We are looking at an ending bank balance of \$10,300 after covering the projected expenses. Any slash pickup event will have to be entirely funded by the POA, as we are ineligible for a county grant this year.

Financial Statements as of April 9, 2025 are attached as appendix A.

As an aside, JB noted that he has received a letter of resignation from Jan Bridge, former Director, which he passed on to TM.

**Insurance coverage/status.**(JB) He has received the latest policy. The business and organization policy and the officer's liability policy have been combined into one. There is a separate policy for coverage of the sign, for which he has not seen the renewal and will look

into it. There is not a physical address for CHPOA, and the P.O. box cannot be used for some purposes, which means the mail may have gone astray, since a previous Board Member's address was being used. JB will follow up with the insurance agent and try to get the sign policy reinstated. There have been sign damage incidents in the past, so TM and JB felt the policy should be maintained. It costs about \$1,200 per year for the liability insurance. The coverage for liability is \$1,000,000.

### **Status of the Survey regarding mandatory dues (LR)**

The survey went out via email and was posted on Facebook. We had 112 responses and LR left the people who did not submit an address in the survey results, although submitting an address was requested, and they will need to be removed for true results. LR would like to leave the survey up for another 30 days and aim for 200 responses. We will post a reminder to Facebook. We are getting some really good, interesting comments and feedback. There are queries about the roads, and LR feels she needs to place a Facebook post about the fact that the POA does not cover that. Roughly 75% of respondents are in favor of everything (all the questions asked), 25% are not. Generally speaking, activities are supported and there are some suggestions in this regard. More than 82% of participants feel that all residents should pay for services. About 90% are willing to chip in for slash pick up, mostly \$30-\$50.

As regards the filings with their own covenants, BL did a search of Larimer County records some years ago and found valid covenant documents for all the filings except number 8. They are up on the website. In Sanborn Acres there are no covenants, but some properties have deed restrictions.

**LR (Action Item)** would like Board members to go through and read the comments from the survey and find the top five categories we want to respond to, and what we feel are the best ideas we see and email her with our opinions. She proposes to leave the survey out until the end of April and refresh the email and Facebook post. LR will write a paragraph to be sent out in that regard with the help of JB and BL. Other Board members were in agreement with these plans.

### **Mandatory Dues Discussion (Go/No Go)**

TM felt there are a multitude of items needing to be done if it is a go. As examples, talking to the attorney re language around the creation of a covenant, punitive actions, mailing and return envelopes and so on. We also have to determine what is a quorum and whether a non-response is a no vote. LR reminded us we only have 100 survey responses (25%) of 400 houses. TM also noted that 20% of the responses may not be from affected filings. LR will need to cross reference the email addresses with the street addresses to determine if the response is from a filing affected by our covenants. BL and JB had some ideas about how to cross-reference, which might be needed anyway for the actual voting. SH felt we should leave the poll run a bit longer. LR says the day you close the poll is the day you start manipulating the data. It is hard to determine which house is in which filing. SH feels we can mine the data for that information and a discussion ensued about this: for example, it

may be possible to have AI create a which home is in which filing list. SH and LR can talk later.

TM felt we have to table the go/no go discussion until we have a little bit more data from surveys and about the filings. **Action Item** LR and SH will talk next week.

## **Fire Mitigation (LR)**

LR attended five of 6 Neighborhood Ambassador Training sessions held by the Estes Valley Fire Protection District (EVFPD). The final session will be held on April 16, 2025. Two other Carriage Hills (CH) residents are in the training with the EVFPD, and there are five or six people who are interested in forming a subcommittee to address Carriage Hills. LR would like them to come to the next Board meeting to share their ideas.

CH is a large subdivision with a lot of different zones, some with higher fire risk and these are areas of particular concern. The fire risk assessor drove around and looked at the major areas that are considered high ignition zones, which can be seen on the aerial map/wildfire risk district, posted online by the Colorado State Forest Service. We can have a subdivision-wide document made regarding fire mitigation and EVFPD will go around again and take pictures. LR feels the slash pick-up is helping and a lot of work has been done by owners. There are some people we would like to contact. Zone 1 (first five feet from the house,) has problems with some people having high ignition risk junipers. Zone 2 is up to 30 feet with the same issues. LR proposes presenting the data at the Annual Meeting with lots of colored maps and diagrams, and a video of California junipers catching on fire and setting alight homes. Copies of Colorado Wildfire Risk View, a map program on the internet, were handed out by LR. Anyone can look at these diagrams online. LR has a separate account that the Board can use, also. She feels that the maps would be helpful for our residents to view, and that we should particularly explain Zones 1 and 2. TM feels that before the Annual Meeting we should take some action to get this information out to residents.

LR explained that there is a request to prepare a Launch Plan to be written by the subcommittee to share the information about the ignition zones and resources with CH residents and tie it into our community events and messaging system (newsletter, Facebook and email list.) LR will have a marketing communication plan advising people to prepare their slash. Ornamental junipers and native Rocky Mountain junipers are a particular target for risk mitigation.

Fire Adapted Colorado (FACO) micro grants can be applied for. Three households can apply for \$500 to remove junipers for example, and LR suggests a portion of the grant could go to slash pick-up costs. Another portion would be for tools like chain saws, as well as leaf bags purchase and work gloves, for example. We can use leaf bags as an incentive for people to do their yard clearing if we can get a cheap pallet of them. LR feels we could rally some volunteers to help those unable to do their own.

SH brought up the lack of fire hydrants in some areas, as pointed out by some residents. The new water-main project intends to improve the fire hydrant situation. The first phase will be starting this year. LR will look for an overlay about fire hydrants. She pointed out that the Fire Department has a “3 second rule” when they assess, in an active fire situation, whether the homeowner has done their fire mitigation, if not, they won’t attempt to save your house. TM wonders if there is a video that iterates that a fire hydrant close to your home won’t save it if you have a juniper next to it, for example. SH asks about locating underground wires and pipes before people yank the junipers out. LR agrees we should address that. We also may need to discuss methods of pulling out the trees and bushes. BL brought up homeowner’s insurance: would the insurance costs go down with mitigation? That is a work in progress per LR. BL feels people will ask this question and we should try to give some answers. BL feels we want multiple sources of answers, more industry-wide than from just one insurance company. Homeowner’s insurance rates seem location and company dependent. Discussion about insurance tabled for now per LR request. Board thanked LR for all her work, which is extensive. She feels that the slash pick up has been key to CH fire mitigation efforts.

#### **Facebook Update (LR)**

LR would like to propose going back to the ten-year-old posts and begin deleting them. She would delete from the ten-year mark to those that are five years old, she feels. The Facebook page for CH was started in 2015 by R. J. Acres, per TM. Board is in favor of deleting old posts with no relevance. BL would like the email request line made clearer for those who want to join. LR feels most of the scammers are out of the Facebook page, with the exception of one from Pakistan she is working on.

#### **Activities and Planned Events (TM)**

Facilities are reserved for the picnic and annual meeting. **Action item: TM will contact Adams Tree Service about scheduling the 2025 slash pick-up.** TM asked if there were any other activities the Board was interested in pursuing. The weed round-up may take place, and LR will follow up that. Rummage sale is scheduled and will be organized by Sally Park and Amanda Luchsinger.

TM felt we should have a water main update from the water department (Jacquie Wesley) to ascertain when they are starting Phase 1. He wondered if we should have a separate public fire meeting or address that at the Annual Meeting. For example, a separate Zoom meeting, about fires, could be held. The Board members felt a Zoom meeting might be worth pursuing

BL. The Estes Valley Watershed Coalition is participating in Estes Land Stewardship’s third annual weed round-up. It will be more organized this year, and they have six 30 ft containers donated by Waste Management. LR would like to coordinate with BL on that.

### **Signs for existing holders**

LR would like a fire mitigation/slash pick-up sign. JB says we should put a link to the CHPOA website on the sign, and then we can take them on to other links from our website regarding fire mitigation information.

**(Action Item:** TM mentioned as an aside that he would like a link to the architectural review committee on the website. LR and BL can work together to make this. TM can give them the content he would like, and he will take care of writing it.)

### **Upcoming Officer Elections**

Prior to the Annual Meeting (TM) would like to put something out to encourage people to sign up to be on the Board. A month before the meeting, he feels we should send a notice out about it. AJL suggested a mini- job description with the notification. TM agreed that he could add those, also. **Action item:** BL will forward to TM Officer/Board Member job descriptions (assuming he can locate them in the Google documents area. TM announced he will not be President next time, as he is spending more time at his new home in Westminster.

Meeting was concluded by the President at 16:00.