

## CHPOA Board Meeting May 30, 2025

**Present:** Tom Moretti – President (TM)  
Jim McCormick – Vice President (JM)  
Johnnie Buzek – Treasurer (JB)  
Amanda Luchsinger – Secretary (AL)  
Bob Leavitt – Director (BL)  
Libby Rehm – Director (LR)  
David Born – Director (DB)  
Sally Park – Director (SP)

**Absent:** Mike Wold – Director  
Shayne Hatzenbuehler - Director

**Opening:** (TM) Meeting was called to order at 14:00.

**Financials:** (JB) Copies of the financial statements as of June 2<sup>nd</sup> were presented. We now have 268 paid up members. We usually get a few more before the annual meeting and just before the slash pickup. We are doing fairly well financially, with around \$10,000 predicted to be in the bank for next year, after this year's expenses are covered.

Slash pickup line of the budget has been re-named Fire Mitigation and increased to \$8,000. We are adding in the FACO (Fire Adapted Colorado) grant of \$500 towards the slash pickup. The remaining FACO grant will be used for pinecone and needles collection bags and gloves. We do have enough funds for slash pickup this year. We will apply for the county grant for slash pickup next year, when we will be eligible again. However, we should continue efforts to find other sources of funding.

A regards legal fees, we are pursuing a better understanding of our obligations as a POA and what changes towards establishing mandatory dues entail. We have \$2,300 raised from donations for legal fees, use of which is pending which direction the mandatory dues question goes at the annual meeting. The attorney will be needed if we go forward. JM asks if we would do an additional appeal for donations to help with the process of mandatory dues, and that is a possibility.

Projections in the finances include \$2,000 for legal fees and \$3,000 for another newsletter which will likely be written in the Fall. TM commented that it may cost more for legal fees if we proceed with mandatory dues. We would prefer not to be part of the CCIOA (Colorado Common Interest Ownership Act), because it is very difficult for HOAs to comply under that Act. Our attorney feels we are unlikely to fall under the Act, given the low fees we have and that we have no common property under the POA. We will never have enough funds to comply with the CCIOA requirements.

**Survey Results from Facebook:** (LR) About 24% of property owners responded. There were seven responders without address provision, but even taking those out does not make a significant difference to the response interpretation.

Due to the low number of respondents, we do not have a clear mandate to proceed with compulsory dues installation, she feels. A summary of the responses was passed to the Board Members.

As regards the comments, LR passed around a summary of positive and negative comments. Most were received about the signage, regarding colors and that there are too many of the signs (there are two signs.) Comments about the proposed dues: 6 were positive and 6 were negative. There were three comments from people who felt there should be a waiver for people struggling to afford the dues. There were three road concerns, which falls under GID 4 and not the POA. There were comments about the survey structure.

Two suggestions were made: one for a contractor list and one for more speed limit signs.

LR plans some Power Points for the Annual Meeting that are a little bit shorter than her presentation data today. She will focus on the general positivity of the survey results and the comments. She will send the Power Point ahead of time to TM.

BL asked what else we need before we decide to move forward with mandatory dues. TM feels we addressed the community with our FAQs in the newsletter and feels that we have enough data to proceed with the official survey mailing. His main concern is that we won't have enough responses (50% plus 1 yes votes needed) in each filing. We can ask the attorney whether we can do proxy votes, but TM feels that can be a problem and can swing the vote one way or another. It would mean that we would have to find people willing to go door to door to ask neighbors for their votes. BL asks if the proxy is legal, TM feels they are.

JM asked what would happen if some filings voted yes and others no. TM stated it depends on which filings. If the larger filings (such as 4 & 5 ~ 350 homes) vote no, then it won't proceed. Two filings have really minimal numbers, on Spruce and Filing 8. JM asked how would we administer a mixed community of voting – would we provide the same services to

all? TM feels we would run things pretty much in the same way as we do now. JB suggests we wouldn't move forward with mandatory dues unless the in-favor votes were 50% plus one overall. Filings 1-5 and 8 are all that are involved. Some of 6 and 7 do pay dues to CHPOA but they would not be included in the vote, as they are a part of Estes Park town.

We need to have a specific address for each house in each filing. Currently we have to go through the membership lists manually. JB feels he might be able to pull the data from the County records. LR says we need a clean list, and it will have to be done manually. BL feels it is doable and not insurmountable. The records do provide mailing as well as physical addresses.

AL suggested consideration of lockboxes on the signage at the entrances to Carriage Hills for ease of returning ballots for the community members.

BL we can have a meeting right after the Annual Meeting to take a Board vote on proceeding with compulsory dues or not. Filings 4,5,3,1 are the largest 2 and 8 are small.

JM in summary there is not a concern if we have the larger filings saying yes, we would move forward, if they say no, we would not. BL the greatest risk is not enough responses from each filing.

**Fire Mitigation: Embers Grant** (LR) A handout was passed to members.

We have spent the \$1,000 we received from this total \$2,000 grant at Ace Hardware, purchasing bags and gloves to give out to CHPOA members. Logan Lasley heads up the Embers Grant program. The target is to have launch messages about the project on Facebook posts and via email. We need this to move quickly. June 1-5 is the goal, so that things are ready before the slash pick up. Some signage would be needed, also, LR will send details to JM about signage.

A completed fire mitigation survey by Logan Lasley is a pre-requisite for receiving the bags and gloves. Residents who already had those done in 2024 or earlier will be addressed after the 2025 members are taken care of.

TM asked: what if the assessment is done and the owner does not wish to follow through with recommendations? You are not required to have everything done per LR. LR felt that people have often started work and tend to do it in dribs and drabs. The goal is to get a large part of it done by the time the slash pickup begins, around August 1.

Larger properties need more bags. There is more money available to buy more bags if needed, LR will have to reapply for those funds. We can receive another \$500 in that case.

The Fire Department can do custom mapping of ignition zones in Carriage Hills, and we can notify homeowners that they are in a super high ignition zone, for example. By the Fall we will have some pretty good information which should give us a road map about grants we can apply for in the future.

BL: Watershed Coalition is doing something like this up in Little Valley with the HOA there and trying to get a grant. The road there needs a defensible zone and widening for fire truck access. The properties have a lot of acres in there. Logan Lasley is looking into it.

JB: Grant applications are based on statistics from filings that have covenants. Are only people in those filings eligible to participate? LR showed a map, and it does include Sanborn Acres, where JB lives. The area is first defined by miles and then by the number of houses in it. We are the largest subdivision in the Estes Valley, and we are the largest subdivision FACO (Fire Adapted Colorado Ambassador Program) has ever dealt with. They are not used to dealing with the level of education and initiative that participants from Carriage Hills are showing.

Laurel, a friend of LR, who has been participating in the FACO meetings may be the person to join LR on the Board to help with this topic and may come to a Board meeting. Gail Albers has also been helping LR and may be a good back up for LR, also.

The Board heartily thanks LR for the tremendous amount of effort she has put into this topic.

### **Annual Meeting Agenda: July 15, 2025 (TM)**

This will be held July 15, 2025.

The proposed agenda is as follows:

1. Welcome (TM/JM) and Elections for the new Board. There was some discussion about the timing of the elections. Ultimately, this is probably the best time, since the new Board members would not be starting their positions immediately.
2. Financials will be presented by Johnnie Buzek.
3. Estes Park Water Department presentation by Jacqui Wesley.
4. GID 4 Road Board update Mel Causer
5. Fire Department/Ambassadors by Libby Rehm.
6. Survey Results and discussion on Mandatory Dues LR/TM/JM
7. Other as needed.

We discussed drinks and snacks for the meeting, as last year we had pretzels, cookies and lemonade available.

JB stated he will have a full list of paid-up members at the meeting.

**Compliance/covenant issues:** a few letters were sent out in response to minor complaints. There was a multiple complaint issue regarding a sign on Whispering Pines Drive, which the Board also addressed with a letter. The sign has recently been removed.

**Signage: (JM)**

It is proposed to immediately reinstall the garage sale signs, using the same signs, with the new date June 28<sup>th</sup>, and leave them up for about two weeks, which is the deadline for us to get the advertising in the newspapers (will be June 17<sup>th</sup>.)

Then it was agreed to place a “Join the Board” sign, encouraging people to participate in Board elections in January.

After that a reminder for the Annual Meeting should go up.

The next sign would be a reminder about slash pickup. Adding that membership must be paid up before slash pickup would be helpful.

We also need signs for Fire Mitigation Ambassadors to get the ignition assessments done, as noted above. A link to the Carriage Hills website information about fire mitigation would be helpful.

**Officer Elections:**

TM is stepping down as President as he is spending a lot of time in his new Westminster home. He will stay around Carriage Hills for some meetings. There was a discussion about potential Presidents. Board’s choice would be LR but she feels she had already undertaken more than enough. AL is up for reelection.

**Slash Pickup:** TM did call Adam’s Tree Service and suggested August 1<sup>st</sup> as the best date to start the pickup.

**Garage Sale:** SP stated it will be \$20 per week for Trail Gazette ads and the Estes Park News ads are free. Date is set for June 28<sup>th</sup>, and after several discussions, it was decided to limit the event to one day at the April Board Meeting, since a number of participants felt that was adequate. AL will pick up sandwich board signs from JM this weekend.

**Annual Picnic:**

Planned for August 9, 2025, with the Osprey shelter already reserved. It seems like a number of Board members will be absent, so TM will send out an email to the Board members to ensure enough of them are participating, otherwise it may need to be canceled. AL will not be in town but will contribute a cake with the CH logo, as she did last year.

SP volunteered to purchase grocery items needed, and David Born will help. We will also need paper supplies and utensils, condiments and so on, as we did last year.

We will probably need to bring grills again, as there will likely be a fire ban against charcoal grills.

**Other:**

JB reported that American Family Insurance will not renew our liability policy for the Board (lapses in July) so JB is looking for a new provider and will update us.

The ponderosa tree at the main Carriage Hills entrance is not looking very healthy, in spite of efforts with watering last year. LR thinks it may need to be cut down and replaced and is looking into it.

There being no other business, meeting was adjourned by TM at 16.00.

Respectfully submitted by Amanda Luchsinger, CHPOA Secretary, May 30, 2025.