

**CARRIAGE HILLS POA**  
**BOARD MEETING MINUTES**

**January 27, 2025**

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

**Absent:** Michael Wold, Director  
Shayne Hatzenbuehler, Director

Meeting was called to order at 14:55 by TM

**Compulsory Dues Discussion**

JM raised his concerns about pursuing this topic cautiously and treading lightly. The word “proposal” makes him uncomfortable because it suggests we are moving forward. He would like the wording changed. TM wants to survey the residents in some way and does not want to move forward if there is a lot of negative feedback. The two filings with opposition to compulsory dues historically have been residents on Spruce and in Filing 8. Bob Leavitt felt those are anomalies. Suggestions included using “Draft” in the wording and the use of the word “Consideration.” JM suggested we use a secondary heading, “Seeking Your Input,” which the Board members generally agreed with. Johnnie Buzek raised concerns that we should not present this as a binary situation (compulsory dues or shut down,) and TM agreed that that is not the case, and that things would just go along as we are. Some language needs to be changed in the Newsletter. TM proposed posting the FAQ about compulsory dues on the CHPOA Facebook page, and asking for input, also sending out the Newsletter and asking for input via email or by phone. BL raised concern that opposition could develop that is not present now. Amanda suggested we send an email/letter out to residents. Johnnie thought we might do better with linked survey for people to answer. Libby will look into that, as she has experience in that area. If everyone paid their dues, we would have about \$20,000 per year in funds. We might also obtain more funds from voluntary dues payers, who would not be in the compulsory Filings. JM felt that we might have about 10% noncompliance. However, TM felt the lien placed on a property

would result in more compliance. TM discussed how lien placement would work with the attorney, and it would cost about \$25 per lien. The attorney also pointed out that a lien only lasts 5 years and then you would have to refile. We would absolutely not pursue the lien to foreclosure, per TM. JM expressed concern about the risk of a lawsuit. TM pointed out that the lawsuit filer would lose and then be responsible for all the costs of the lawsuit and the lien costs.

Johnnie asked about the statement of not increasing the dues, which he proposed we qualify by stating “unless the membership wishes us to do so to undertake more projects,” or similar.

Date of next annual meeting: Tuesday July 15<sup>th</sup>, 2025, was decided upon.

### **Welcoming New Neighbors**

JM visited new neighbors at 2410 Spruce Avenue, taking three previous newsletters to help educate them about CHPOA, and the new neighbors were delighted by that. He asked them about removing the chainlink fence at their property, which the neighbors felt would be very expensive to do, however. JM wondered if we should do the same to welcome all residents when possible. Board Members were in general agreement.

### **Signage**

Board Members expressed their appreciation for the excellence of the signs set up by JM. There was also an expression of concern about near misses and accidents involving walkers in the area, so the 25-mph speed limit sign will be re-posted when dues collection is completed.

### **Newsletter**

There was discussion of some editing of the newsletter wording regarding compulsory dues, as above, and TM will take the newsletter to the printer shortly, after some edits. Perhaps we could get a Survey Monkey link into the Newsletter and thereby get some response about how more residents feel about compulsory dues. **Action Item:** Libby will write 15 or so questions for a survey and then try to narrow it down as Board Members review them. There was a straw poll about compulsory dues at the last Annual Meeting, with the vast majority of the attendees in favor.

### **Financials and Membership (JB)**

The Treasurer pointed out that we would have had a deficit last year without the Larimer County grant for fire mitigation. We had 271 members for 2024. We have donation money from Friends of Carriage Hills (FOCH), which is designated for legal fees, and which should be applied to those bills outstanding immediately. **Motion made by TM to use the FOCH funds to pay upcoming legal fees. LR seconded and the Board voted unanimously in favor.** 2025 projections made assuming 300 paid members, which we did not quite achieve last year. Expenses were based on what we paid last year. Newsletters are fairly expensive, and we paid for two of them last year. JB asked if there was a way to make the

Newsletter cheaper. The printer only prints and mails the newsletter and does not design it. There was a discussion about considering an alternative printer, perhaps in the Front Range. Each newsletter costs about \$2,300 currently. LR suggested we could take the Newsletter to printers in the valley, such as Kinkos/Federal Express. TM said the most difficult thing about getting the newsletter out, is pulling the mailing list and getting that right.

As regards costs for slash pickup, BL stated that we would likely not get the fire mitigation grant as it is only for 2 of 3 years. BL will communicate with Josh at the Larimer County Office of Emergency Management about that. LR will look for alternative grants, also. Not receiving the grant will necessitate cutting back on other expenses. We will have additional expenses if we proceed with compulsory dues and may not be able to do slash pickup this year. SP asked how many properties used the slash pickup, but there is really no way of knowing exactly.

JB mentioned the CHPOA had received two emails from Estes Park about permits expiring. Probably the sign permits (installation) per TM, JB will look into that. There are emails regarding fire mitigation from Logan from the Fire Department, and the Chief of the Fire Department, to participate in the strategic planning. We can sign up to be a fire mitigation Neighbor Ambassador. LR is interested in that. Emails were therefore forwarded to her.

### **Facebook Updates**

LR has been working very hard to clean up the Facebook page and remove unqualified people. She has written some additions to the rules for the Facebook page. We reviewed the document she has prepared, which updates the current statements on the page. She has added some clarifications (see attached document B) She has been removing inappropriate postings and photographs. Images/photos of private property and/or unsubstantiated third-party links/posts may be removed without notice; she clarified in response to a question.

We are now requiring a current email address for members and they need to be 18 years of age to be accepted to the Facebook page. LR has removed all the minors from the page. Valid email addresses for new residents will be forwarded to Johnnie Buzek for possible updates to our membership base.

### **2025 Activities**

Annual General Meeting: Tuesday July 15, 2025, 6.30 to 8.30 pm

Slash Removal: BL will see if there is any opportunity for the grant, LR will look into alternative grants. Adams Tree Service does a good job but won't police people who haven't paid. Brief discussion about alternatives to a tree service.

Garage sale: Friday 27th and Saturday 28th in June were determined as dates. SP and AL will be responsible.

Annual Picnic: August 9<sup>th</sup> for annual picnic. **Action item:** TM will book Osprey Shelter if available.

Winter Social: TM will be away quite a bit this winter. We could hold something at the Barrel or the Legion (appetizers/cash bar). TM is willing to make some calls.

Newsletter will be sent out shortly. A second one will depend on budget. We have noted a considerable interest in the paper version with positive feedback. SP suggested the second one could be by email and Facebook, which was given a thumbs up by TM. JB also suggested a link to a PDF on the website from Facebook, for example. TM would prefer a PDF attached to an email.

(Further discussion about the Compulsory Dues (need 50% plus one vote in each filing in response to question from David Born.) Filing 8 may not be interested as they are an outlier. Filing 2 along Spruce historically has not been in favor, but that was at least 35 years ago.)

### **Officers/Board**

In preparation for the Annual Meeting, we have to consider Board Members. TM may not run again due to a move to Westminster part-time. AL suggested LR as a potential President and LR would consider shared responsibility for that position. Conversation to be continued later. Discussion about community members who might be suitable, with some names brought up. The discussion was tabled for the next meeting. **Action Item:** The next meeting will be organized for mid to late March (TM).

### **Miscellaneous**

LR brought up a concern about trailers parked at the corner of Lakeshore and Carriage Drive, which seem to have been left in place after a construction project to advertise the construction company. LR will call the company to ask them to remove their trailers if they are done with their project.

**Meeting concluded at 16:48**

**Respectfully submitted by Amanda Luchsinger, CHPOA Secretary**

## **Appendices**

**Appendix A:** CHPOA Summary Financial Statement as of 1/28/25

**Appendix B:** Draft Suggested Revisions/Updates for CHPOA Facebook Page