

A stone monument with a mountain range logo and the text "Carriage Hills" is visible in the background. The monument is made of large, light-colored stones and is situated in a grassy area. The background shows a paved road and a line of trees.

Carriage Hills Property Owners Association

Annual Meeting, Tuesday July 15th 2025



WELCOME TO OUR
2025 Annual Property
Owners Meeting

Agenda

- **Introductions**
- **Officer/Board Elections**
- **Association Financials**
- **Estes Park Water Department**
- **General Improvement District (GID) 4 – Roads**
- **Wildfire Risks and Home Ignition Zone Assessments EVFPD**
- **State of the Association – Survey Results – Conclusion**
Discussion re: Compulsory Dues
- **Summary**

Thank You Carriage Hills Community!

- Strong memberships – aids in rebuilding reserves, activities
 - Could consider other enhancement projects
- Increased Architectural Controls requests and adherence
 - Aids in maintaining beauty of area, keeps community wildlife friendly
- Increased asks of the Association for covenant/compliance issues
- Improving participation from community members
 - Spring trash/weed collection, entranceway tree, signage postings and permanent sign efforts
- Our working together only aids in a better community



Officer Elections & Directors

- Open – President – Libby Rehm (nominee)
- Open – Vice President – Bob Leavitt (nominee)
- Johnnie Buzek – Treasurer (1 Yr.)
- Open - Amanda Luchsinger – Secretary (nominee)
- Directors – Opportunities Exist
 - Technology, Social Media, other
- GID4 need also exists for new Board Member



Upcoming Events/Activities

- **Community Garage Sale – June 28th**
- Home Ignition Zone(HIZ) Assessments – Ongoing – Schedule today!
- **Slash** pickup/removal – After August 1st (members only)
 - 3” max diameter, reasonable length, NO root ball, NO pine cone/needle bags
- Fall/Winter Newsletter – TBD

CHPOA Financial Summary 2025

Slight increase
in paid
membership
compared to
2024

- Close to goal of 50% (300)

Fire
mitigation
grant

- Board and community members organizing to reduce fire damage risk

Carriage Hills POA Summary Financial Statement as of 1 July 2025 for Annual Mtg 15 July 2025	2022	2023	2024	2025 actual to date	2025 projected	2025 projected EOY (actual to date plus projected)
Starting Bank Account Balance	15,882.88	12,018.39	10,281.59	12,548.42		12,548.42
Total Income	4,733.84	9,774.41	17,454.04	15,091.98	2,750.00	17,841.98
Total Expenses	8,598.33	14,546.96	15,678.76	5,034.83	14,510.00	19,544.83
Dues collected for next year		1,100.00	100.00	0.00	0.00	0.00
Net Operating Surplus/(Deficit)	(3,864.49)	(4,772.55)	2,875.28	10,157.15		(1,602.85)
Friends of Carriage Hills						
Donations		1,935.75	391.55	0.00		0.00
Expenditures		0.00	0.00	0.00		0.00
Ending balance		1,935.75	2,327.30	2,327.30		2,327.30
Ending Bank Account Balance	12,018.39	10,281.59	12,548.42	22,605.57		10,845.57
Membership Dues rcvd to date	4,732.33	7,455.93	13,650.00	13,950.00		15,000.00
# paid members	158	249	273	279	21	300

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Starting Bank Account Balance	15,882.88	12,018.39	10,281.59	12,548.42		12,548.42
Income						
Dues	4,732.33	7,455.93	12,550.00	13,450.00	1,050.00	14,900.00
Dues not deposited					400.00	
Grants (see Grants Note below)		2,300.00	3,000.00	1,000.00	1,000.00	2,000.00
Other	1.51	18.48	1,904.04	641.98	300.00	941.98
Total Income	4,733.84	9,774.41	17,454.04	15,091.98	2,750.00	17,841.98
Expenses						
Fire mitigation (formerly slash pickup, but now includes other fire mitigation expenses)	6,975.00	7,396.00	7,400.00	984.80	8,000.00	8,984.80
Member communications (newsletters, signs)	206.46	3,786.12	4,397.27	2,858.98	3,000.00	5,858.98
Legal fees	0.00	1,800.00	1,506.50	499.50	2,000.00	2,499.50
Other	1,416.87	1,564.84	2,374.99	691.55	1,510.00	2,201.55
Total Expenses	8,598.33	14,546.96	15,678.76	5,034.83	14,510.00	19,544.83
Dues collected for next year		1,100.00	100.00	0.00	0.00	0.00
Net Operating Surplus/(Deficit)	(3,864.49)	(4,772.55)	2,875.28	10,157.15		(1,602.85)

Carriage Hills and Spruce Knob Improvements Project

Carriage Hills Annual Meeting
July 15, 2025

Jacqui Wesley
Mike Dantimo

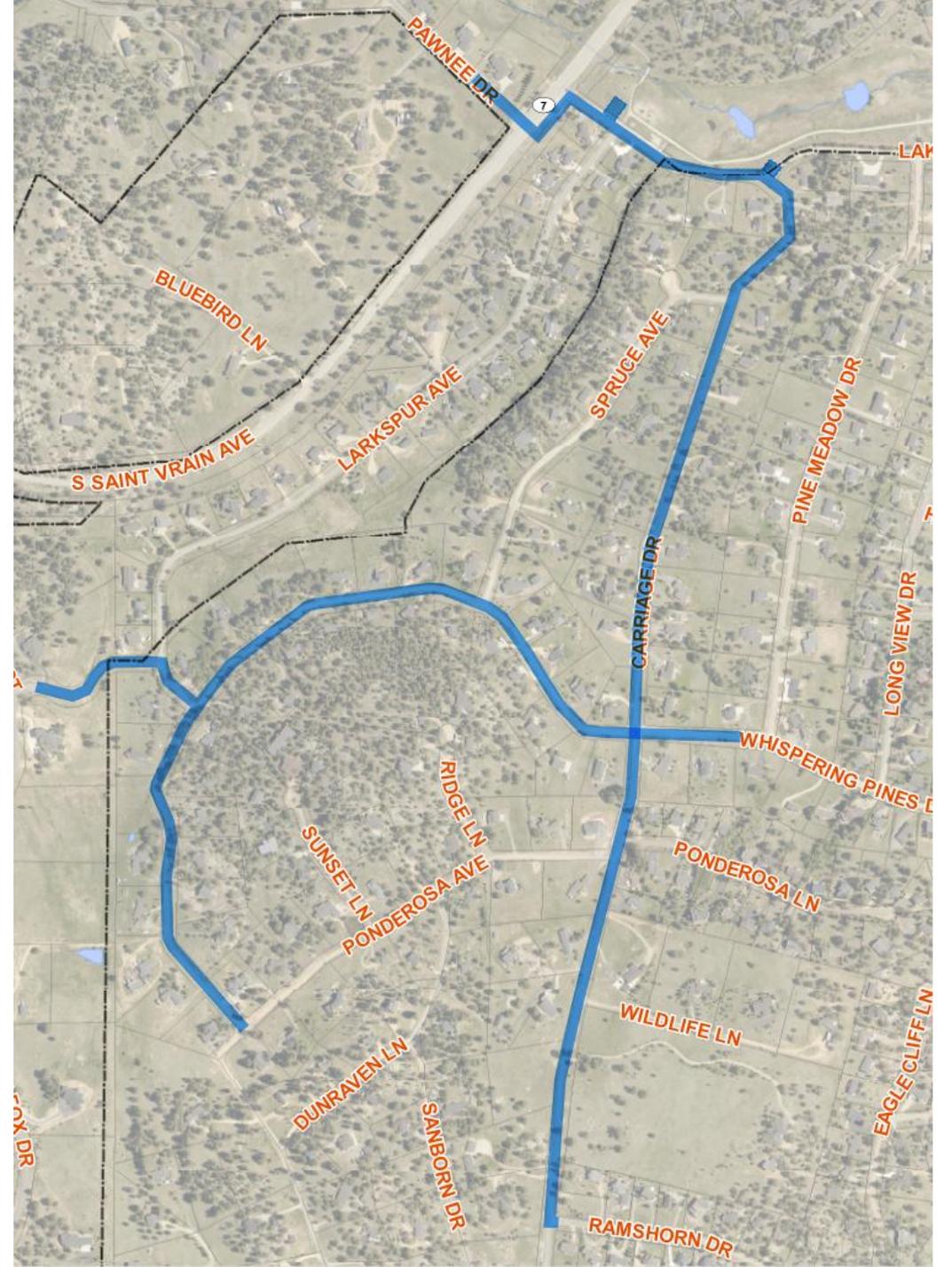


Project Overview

Carriage Hills – Phase 1

- 81 service connections
- 5 interconnections
- 1 new PRV at the Park Site
- 10,900 LF of 8" ductile iron pipe
- 22 fire hydrants
- 1 mile of asphalt patch
- 0.8 miles of County-standard gravel road repair

Final quantities will be determined at the completion of the project





Construction Impacts



- It's messy! Lots of big equipment, noise, and people.
- There will be noise.
- Expect work 7 a.m. to 7 p.m. M – F.
- There will be detours and temporary road closures.





Traffic Control

- Posted detours and closures
- Message boards and door hangers
- Webpage

Roads will be closed
during active
construction

PLEASE SLOW DOWN

Emergency/First Responders



Always available

Bus Routes



We will coordinate

Mail, Delivery Services



Detours, can access if possible

General Traffic



Detours, limited access, no parking

Contractor Traffic



Use arterial roads

Specialty needs, events



Call us – we can help



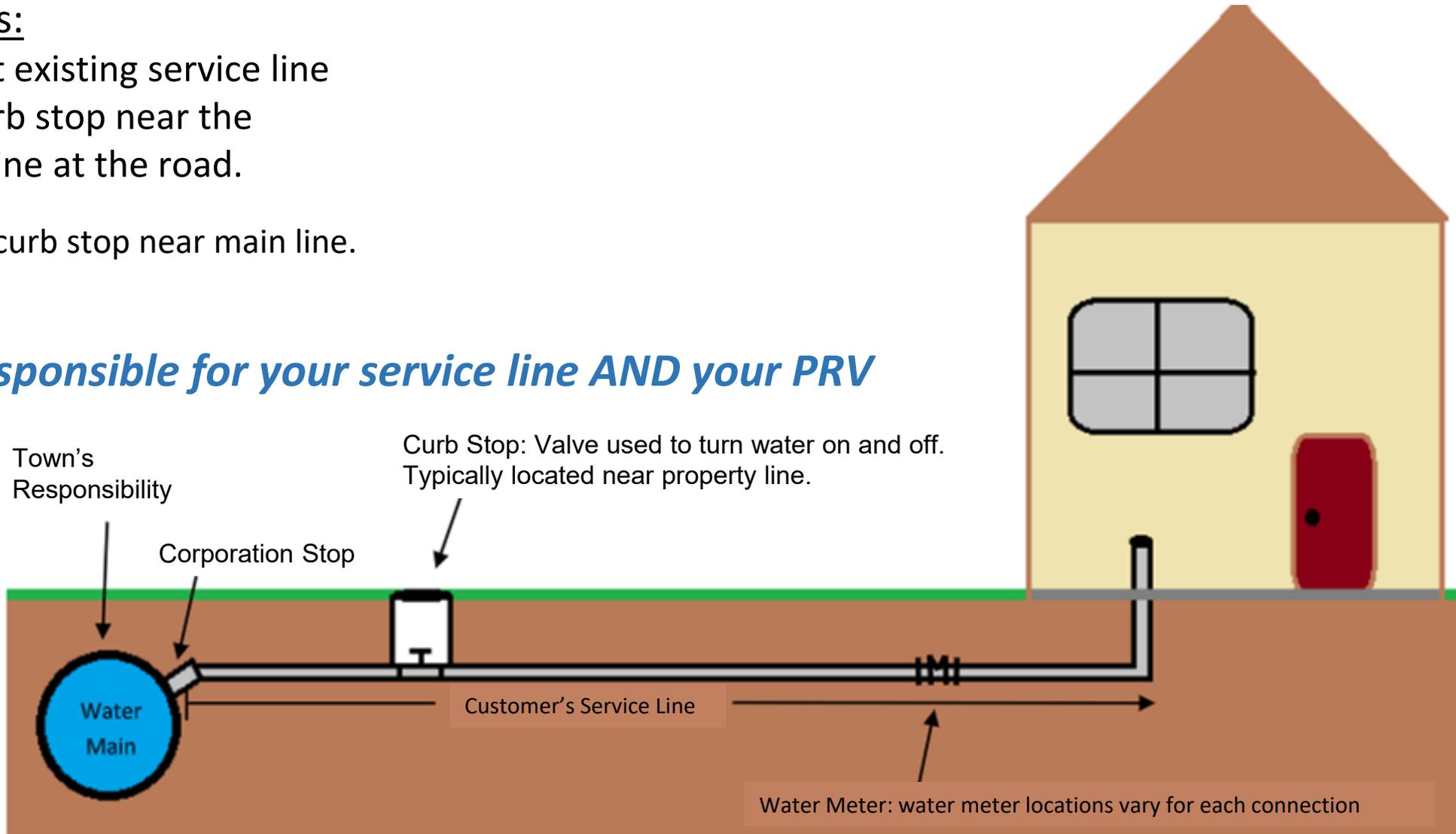
Service Line Information

Carriage Hills:

- Reconnect existing service line at new curb stop near the property line at the road.

K-copper with curb stop near main line.

You are responsible for your service line AND your PRV





Anticipated Schedule

Activity	Anticipated Date(s)*
Award construction contract	July 8, 2025
Contractor starts construction (Spruce Knob)	Summer 2025
Construction on Whispering Pines	Fall 2025
Construction on Carriage Drive	Spring 2026
Paving on Carriage Drive	Summer/Fall 2026
Construction Complete	Late fall, 2026

Construction will likely slow or stop over the winter months.

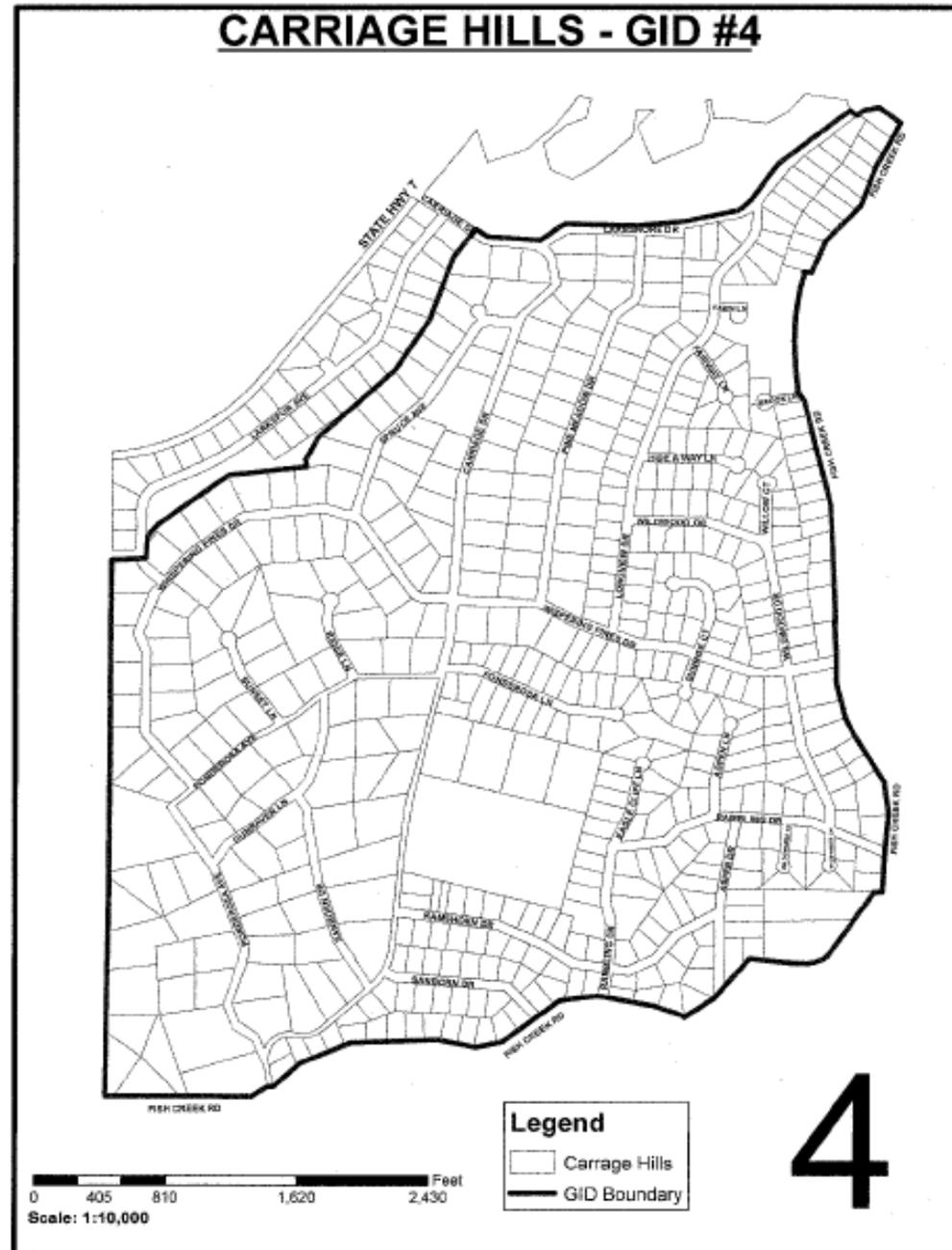
GID 4 - Roads

GID 4 Volunteer Board

Mel Causer

Tom Maher

[Open](#)



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.

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:

- Working with County on 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 2025

- Review 2024
 - Normal grading and new road materials added
 - Improved road materials were utilized (<clay)
 - Budget and contractor scale impacted work
 - New permanent speed sign installed
- 2025 Plans
 - Normal road work
 - 3rd year now trying to complete trenching on south Carriage Drive
 - Adding rip rap (rock) to several trenches where washed out conditions exists
 - Severely damaged or eroding roadways will get new fill material
 - Additional trench work where excess sediment has collected
- Resident Responsibility
 - Most are good! Some driveway culverts are clogged and causing road damage
 - Do not take remove or move roadway base or new fill materials
 - Civil Engineering design for drainage remains unchanged – includes trench/drainage across residents property – Do NOT change flow, you are liable



Carriage Hills POA Meeting

Logan Lasley, Wildland Risk Reduction Educator

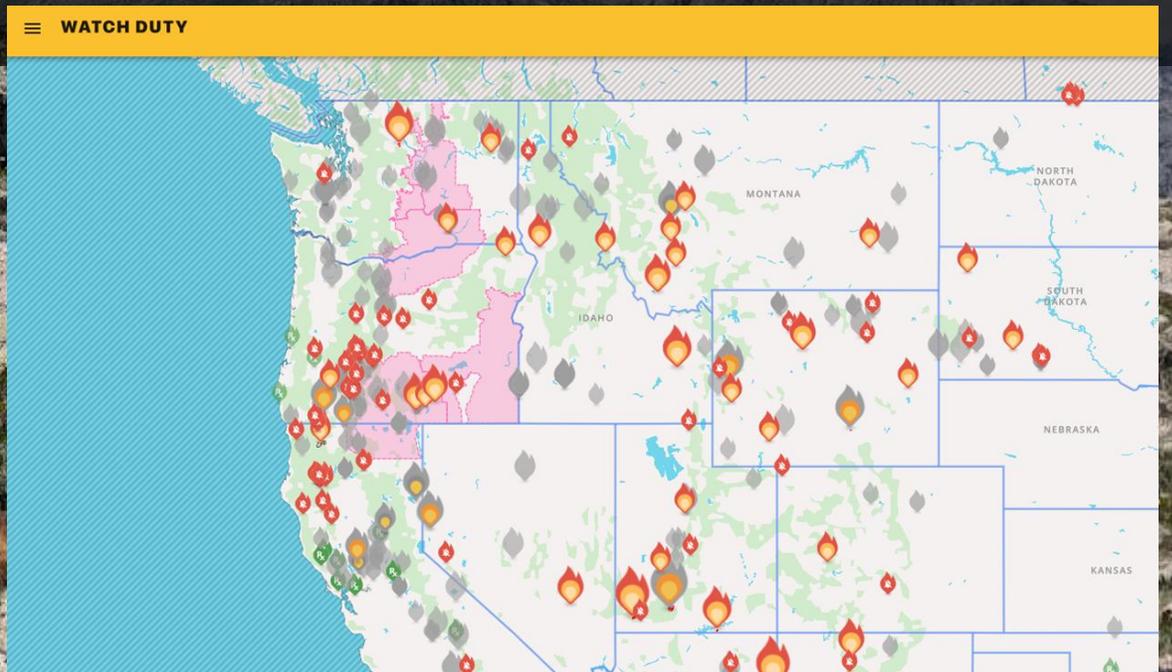
llasley@estesvalleyfire.org



Scope of Presentation

- Wildfire risk in Estes Valley & Carriage Hills
- Home-Ignition-Zone (HIZ) Assessments
- Key Takeaways

Wildfires Today



Home Ignition Zone (HIZ)

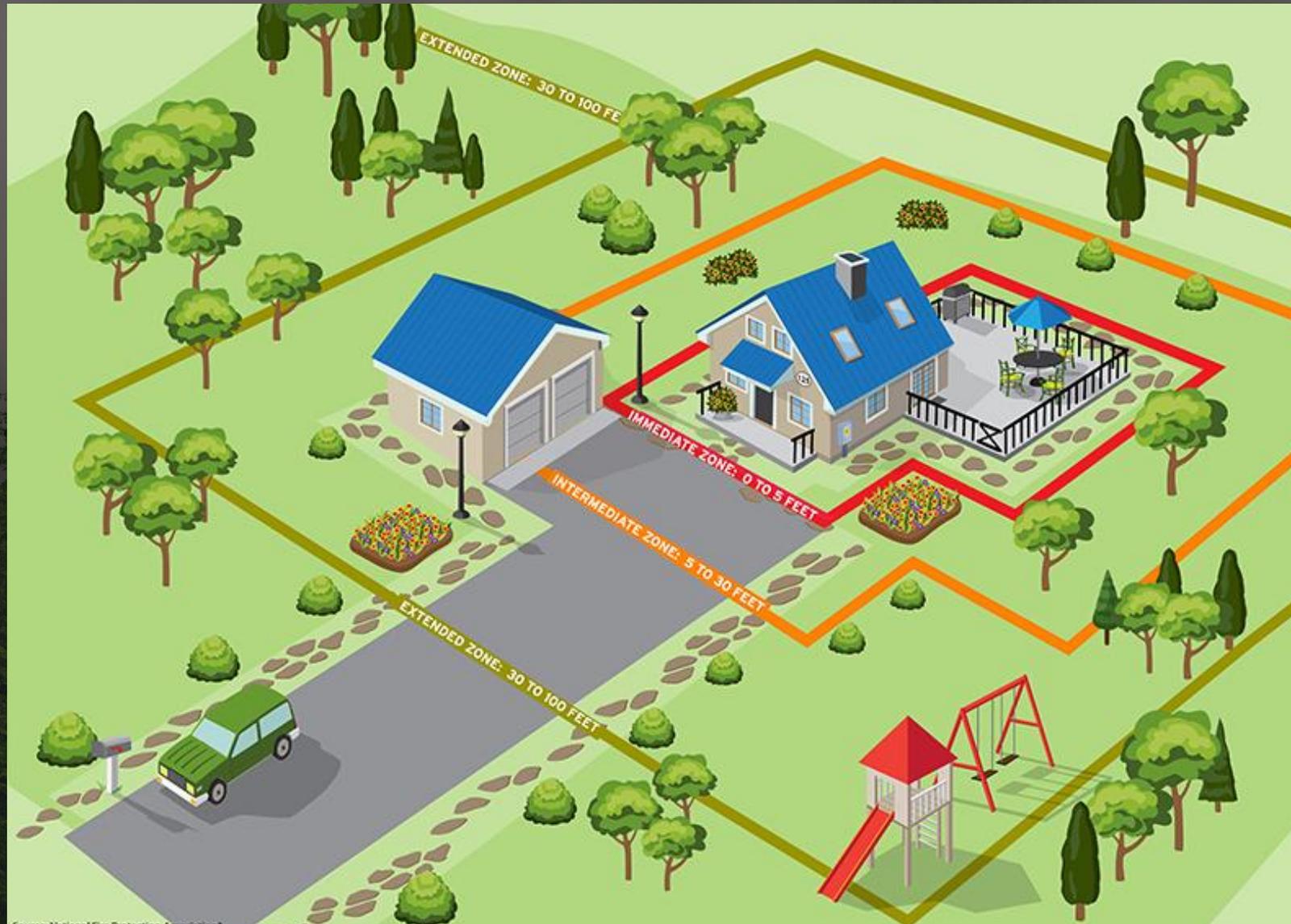


Photo Courtesy: *National Fire Protection Association*

Fuel is not just vegetation



Noncombustible fence/gate options



6" vertical noncombustible band/gap



Exposed concrete foundation

Metal flashing



Home Ignition Zone (HIZ) Assessments

Remove fuel from your roof



Junipers

[Additional Juniper video](#)





ESTES VALLEY FIRE PROTECTION DISTRICT

Serving the Residents and Visitors of the Estes Valley with Superior Fire and Safety Services

901 N. SAINT VRAIN AVE. ESTES PARK CO 80517 970-577-0900 FAX 970-577-0923

Wildfire Mitigation Assessment

EVFPD has affiliated with Larimer County Wildfire Partners Program to offer a Home Ignition Zone (HIZ) Assessment for homes and property.

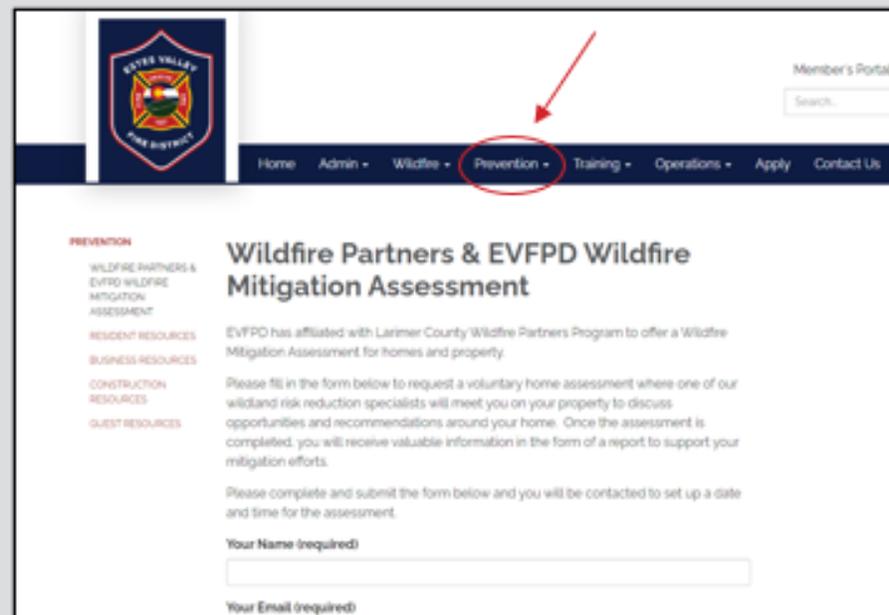
Please go to the website below to request a voluntary home assessment where one of our wildland risk reduction specialists will meet you on your property to discuss opportunities and recommendations.



www.estesvalleyfire.org/wildfire-partners-evfpd-wildfire-mitigation-assessment



Email us:
prevention@estesvalleyfire.org



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Questions?

Logan Lasley, Wildland Risk Reduction Educator
llasley@estesvalleyfire.org // 970-577-0900 (x3694)



PREVENT



PREPARE



PERFORM



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/hosting fees and support
- Communications via Social Media, Hardcopy/Electronic Newsletter
 - Regular resident Q&A – Architectural, roads, covenant or county regulation violations, other
- Wildland fire mitigation slash removal annually (largest single expense)
- 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/architectural control reviews/responses
- Subdivision outdoor message board(s) – announcing dates/activities
- Subdivision legal representation (By laws, covenants, state/local compliance)
- Maintaining Carriage Hills entranceway - tree triage, possible future landscaping
- Weed and wildlife guidance

From 2024: Carriage Hills subdivision

- Limited “Subdivision” community engagement/involvement
- Poorly written and formed filings, by-laws, and covenants
 - Made some improvement in clarification/resolution process
- We are not bound by “most” of the Common Interest Ownership Act (CCIOA)
 - Age, no common properties, no or very low annual dues keep us exempt from most of CCIOA
- Financially key services “at risk” due optional dues
- Covenant language, awareness, & enforcement lacking impacting look/feel
- Dues participation varied over years from ~400 to near ~100 paid members
- Near POA soft shut down just a couple years back due lack of participation – both community members and officers/board
- Owners' association sustainability and health at risk – year to year status
- Currently have ~280 paid POA members

Re: Compulsory Dues - What Transpired Since Last Year's Meeting:

- On going communication during year
 - Newsletter and Social Media FAQ
 - Q&A via either calls, emails, social media
 - Conducted open survey to all Property Owners
 - Via Newsletter notification, Email, and Social Media
 - Numerous Board discussions related to compulsory dues covenant
 - Cost of operations, costs of non-compliance, net gain/benefit
 - Hired Attorney on T&M basis to clarify how the process works
 - Completed other research to determine need for compulsory dues
 - Conducted data finding regarding costs, service provider, mandatory processes, etc.
-
- Accomplished some – Much more needed

Survey 2025 Results

Carriage Hills Property Owners Association (CHPOA)

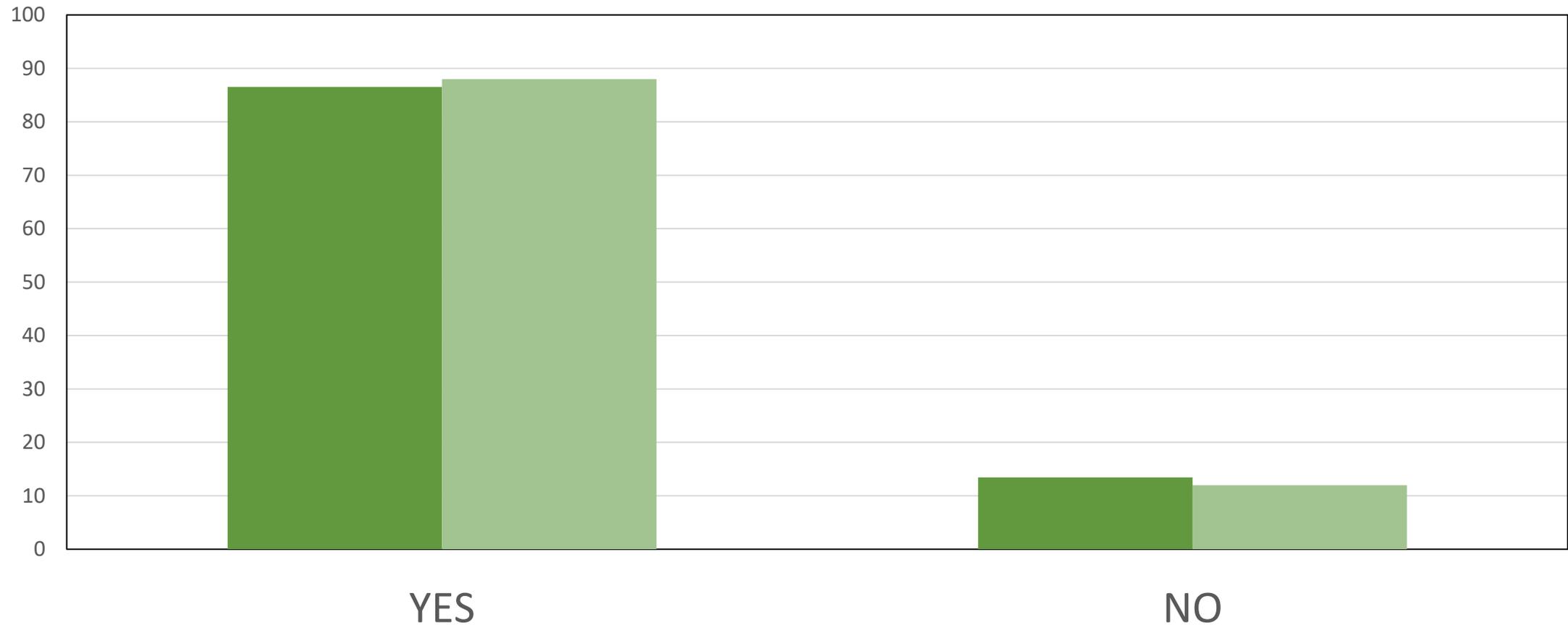
137 Verified responses(21.5%)

163 Responses (25%)

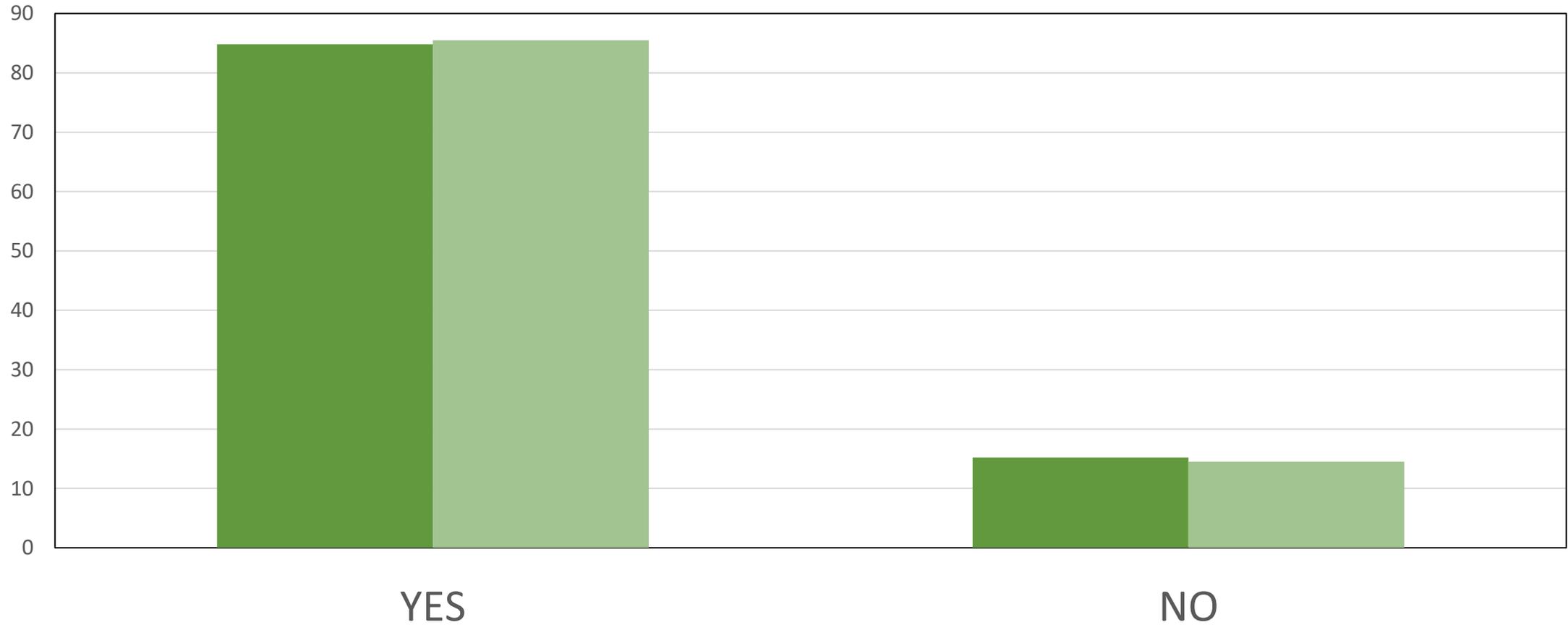
Out of ~600+ Residents

Removing unverified responses <2% variance in
response percentage, per question

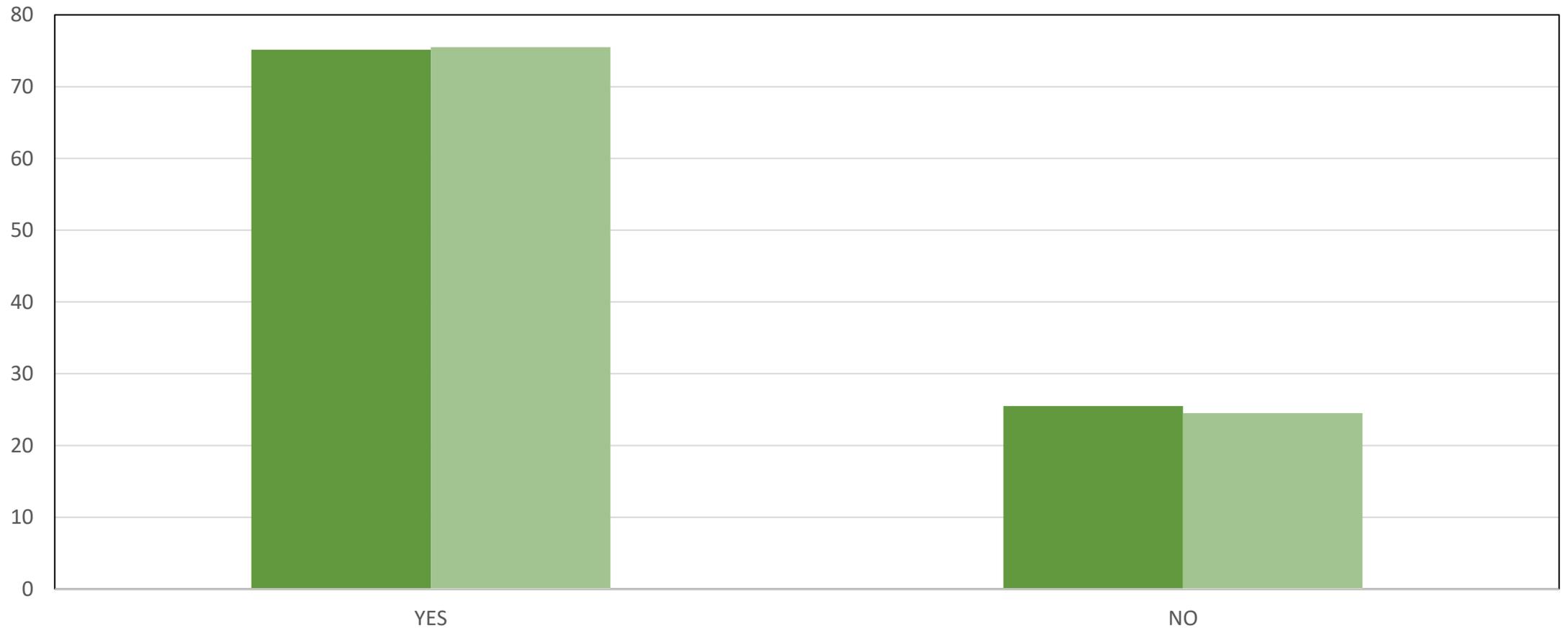
Q1 Do you agree with CHPOA dues being applied to the cost of doing business, including but not limited to: Insurance, state legal req., required annual meeting, signage maintenance, website, treasury, county fees and community activity expenses?



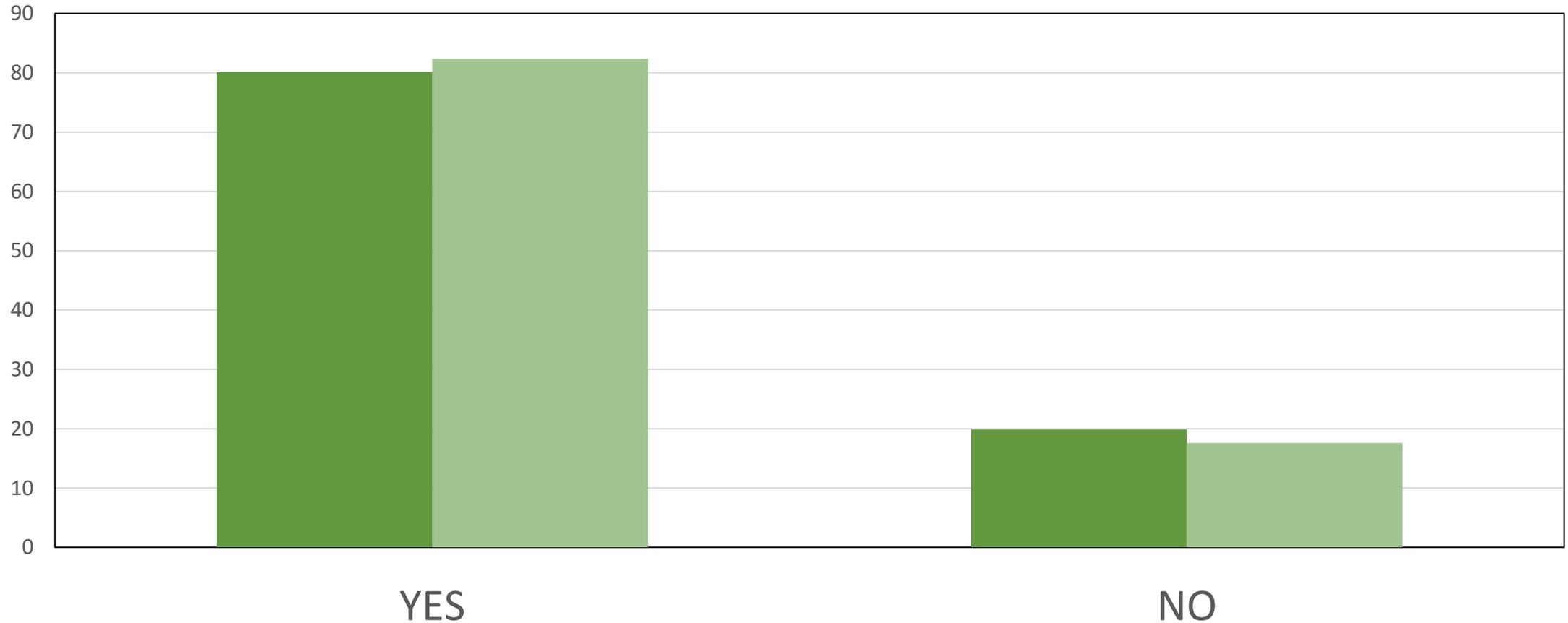
Q2 Should CHPOA continue to provide services and support, and organize and sponsor activities such as: Fire Mitigation Slash Pick-up, Annual Picnic, Scott Ponds Trash & Weed Pick-ups, newsletters, and community informational signage?



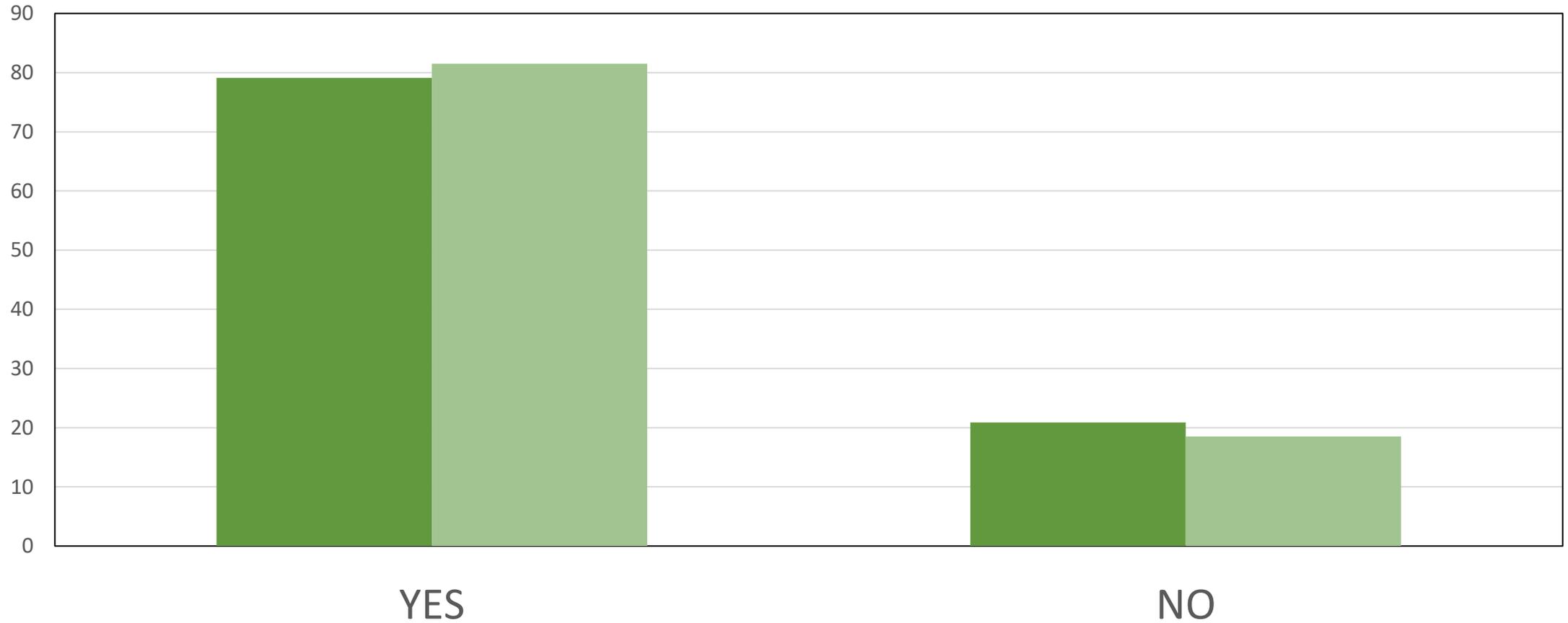
Q3 Would you support all Carriage Hills residents and property owners paying equally for service, support, neighborhood enhancements, and activities available to all residents and property owners, through compulsory dues?



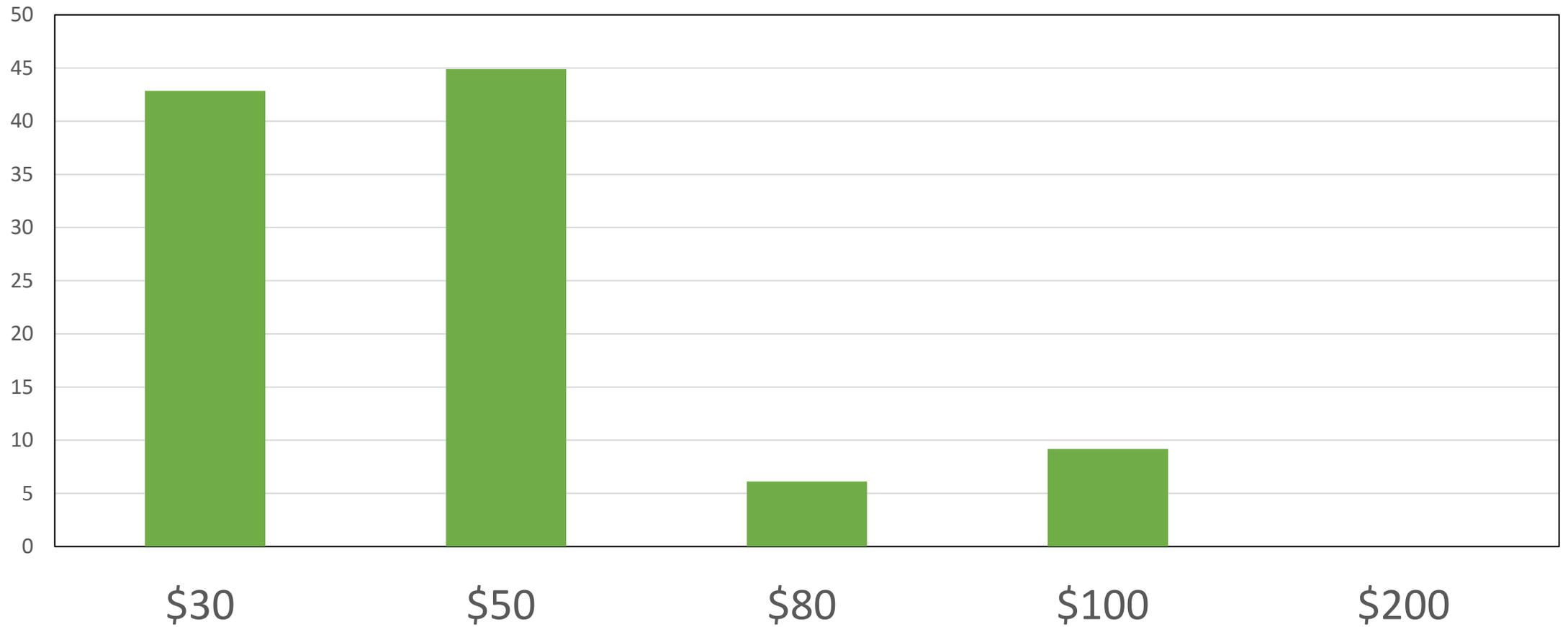
Q4 Are you in favor of the CHPOA Board and Architectural Review committee reviewing, continuing follow-up, and providing education to various resident/property owners, regarding CHPOA Covenants (via Community vote) and Resolutions (via CHPOA Board clarity)?



Q5 Are you in favor of the CHPOA Board maintaining and updating Covenants and Resolutions as community needs change?



Q6 The cost of Fire Mitigation Slash Pick-up is not always, nor completely covered by the Larimer County OEM. In years when the grant is not available, would you be willing to pitch in to cover the cost for slash pick-up at your property? If so, how much would you be willing to pay?



What would it take to pass a new Covenant?

- 459 total possible votes from our target filings
- *Required to pass = 234 positive votes (51% in each filing)*
- 30% Response Rate: 138 votes received
- 40% Response Rate: 184 votes received
- 50% Response Rate: 230 votes received
- 75% Response Rate: 345 votes received, 68% “Yes” needed

- Currently, no clear mandate based on survey participation rate

Question: Should the CHPOA pursue compulsory dues Covenant for Filings 1-5 and 8?

- We need President, Vice President, Board Members.....& need a **team of volunteers** (committee) for research & education
 - Pull Database of addresses by Filing
 - Some data effort re target filings (1-5,8) vs non target properties
 - Research/validate cost estimates for various phases
 - 51% “Yes” votes required to pass, or 235/459 Total Properties
 - 50% +1 Vote required in “each” Filing
 - Amend/Add single Covenant as appropriate, CHPOA Board
 - Attorney assist, filings updated with County
 - Note: This single covenant would not change any other covenant or the enforcement of any other covenant

Property Owners Input & Volunteer Sign up



Carriage Hills Residents starts with you!



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

Appendix

Discussion around concept of Compulsory Dues

- Currently only filings 1-5, 8 covered by Carriage Hills Covenants
- Any change in covenants would be covering only the above filings
- Regardless of any decision – nothing would change for other filings/areas
 - Paying property owners receive services and coverage

Homes per filing/area:

- ~39 Filing 6 (Larkspur) – In town boundaries
- ~80 Filing 7 (Scott Ave.) – In town boundaries
- ~57 Sanborn Acres (deed restrictions)
- 5 Hooper/Harding Tracts combined (deed restrictions)
- ~459 Filings 1-5, 8
- Total ~640 Homes

Pros & Cons of Mandatory Dues

Regardless: We do remain subject to the public policy provisions of CCIOA, limiting the Association's ability to regulate certain uses of property (ex. ADU)

• Pros

- Equality
- Sustainability of Existing Services
 - Reserve funds
- Possibility for physical improvements
 - Rock signage, landscaping, etc.
- Potential for POA Mgmt. Online Service
 - Collections, record keeping, etc.
- Very low annual membership fee
 - Would remain very low
- Everyone has a small vested interest in community

• Cons

- It's a change, why change?
- Do I see the value for my \$50/year?
- "Mandatory" when I didn't have it before
- I don't want anything to do with POA
- I was told if I'm in the POA I'm liable
 - False
- I don't want to abide by the CC&R's
 - You always had to regardless of dues

If feeling is to move forward – Process

- Listen, learn, educate on Pros & Cons of mandatory dues
 - Door to door discussions where possible
- Eventual vote would be via in person vote, mail vote, proxy
 - Timeframe TBD
 - Every filing would independently approve or decline, “all or none language...”
- Any such Covenant change would include language specifics on:
 - Dues/Assessment amount and maximum tied to cost of living increases.
 - Current Dues are \$50/Year – No increase needed or projected
 - Penalty fee(s), legal, lien expenses for non payment
 - Any legal fees (limited by state regulations CCIOA)
- Given our Dues/Assessment amount:
 - We currently are a non-CCIOA Community – little to no regulatory oversight
 - At current dues levels we would remain a “limited expense community”
 - This would continue to keep Carriage Hills as exempt from majority of CCIOA laws
 - Full CCIOA requires significant overhead

CARRIAGE HILLS
FILINGS 1 THRU 8
& SANBORN ACRES

TOM WATTS 8/2/90

