

CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION**ANNUAL MEETING, JULY 15, 2025****Estes Valley Recreation Center, 6.30 pm****(All slides are available on the carriagehillspoa.org website)**

Board Members Present: Tom Moretti, President (TM)
Johnnie Buzeck, Treasurer (JB)
Amanda Luchsinger, Secretary (AL)
Libby Rehm, Director(LR)
Bob Leavitt, Director (BL)
Mike Wold, Director (MW)
Sally Park, Director (SP)
David Born, Director (DB)

Attendees: 37 Carriage Hills residents completed a sign-in.

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 about Compulsory Dues

Introduction: Tom Moretti, President

The meeting was called to order at 6.30 pm by the President. Attendees were asked to sign in. Residents were welcomed.

TM asked the current Board members to stand up for acknowledgment. He also invited residents to consider signing up to be Board members. He then thanked the Carriage Hills (CH) community for their support over the past two years, and noted that there has been an increase in architectural control submissions. He explained that there have not been any denials from the architectural review committee. Additionally, we have received more requests regarding covenant compliance issues. He mentioned that the Board does not drive around looking for covenant violations, but awaits the submission of complaints from CH residents. Our response is to send out an educational letter regarding the covenants; however, we do not have a penalty mechanism in place. The majority of people who receive a violation letter comply with the terms of the covenant.

The President then expressed the hope for more community involvement in the POA. He reviewed the Agenda for the evening. He additionally noted that we saw increased participation in the community-wide Garage Sale this year, with 15 residents participating. Home Ignition Zone survey requests have also increased. There was a brief discussion about this year's slash pick-up, and residents are asked to have their slash ready for curbside collection by August 1st. This is open to paid-up members only.

Question: How long does the pick-up last? **Answer:** (TM) They are generally done in a couple of weeks. Adams Tree Service comes in between other jobs when they have time and gets everything done in about two weeks. Director Sally Parks added that the residents need to have their slash out by August 1st, because we are not sure which streets will be picked up when. Slash comprises branches of trees, with no root balls, pine cones, or needles.

The President then thanked the former Vice-President, Jim McCormick, for all his work on the signage for Carriage Hills POA.

Officer/Board Elections:

Positions are open for the President, Vice President, and Secretary spots due to resignation or term expiry. Current Director Libby Rehm has volunteered to run for President, Director Bob Leavitt for Vice President, and Secretary Amanda Luchsinger is willing to continue in her role.

TM asked if anyone present would be interested in joining the Board and running for one of the open positions. There were no responses. All the nominees presented by the Board were then elected unanimously.

The new Board comprises:

Libby Rehm, President

Bob Leavitt, Vice President

Johnnie Buzek, Treasurer

Amanda Luchsinger, Secretary

Tom Moretti, Director

Mike Wold, Director

David Born, Director

Sally Park, Director

Regarding non-elected positions, TM asked if any residents would like to be involved as a director, bringing their skills and assisting with the operation of the POA.

TM also pointed out that GID-4 also needs Board Members. They only have 1 ½ right now.

Question: What is the GID-4, and what is its purpose? **Answer:** (TM) If you live in Carriage Hills, Filings 1-5, Hooper Harding, Sanborn Acres, you are paying a road tax as a line item for Larimer County. Larimer County maintains the roads but relies on the GID-4 Board to provide it with information about what needs attention. You can file a complaint about a road with the GID-4 Board or with Larimer County. Whispering Pines to Larkspur is not in GID-4, and is maintained differently by the County as it is a school bus route.

Financials: Treasurer Johnnie Buzek

Slides demonstrating the financial status of the POA to date were shown. JB noted that we have had a slight increase in paid membership this year. There are 640 homes, including filings 6 and 7, in Carriage Hills (6 and 7 are technically in the town of Estes Park, but many of the residents there participate). The goal has been to have 300 homes participate in the membership program.

JB noted that we did not receive a grant for the slash pickup this year, which will result in increased expenses. Libby Rehm applied for and obtained a Fire Adapted Colorado grant, part of which will be used for slash pick-up, to help defray costs.

Other significant changes this year: Our income increased from \$ 5,000 in 2022 to almost \$20,000 in 2025. We are currently at 279 members, which is part of the reason our income is higher. The increase in dues from \$30 to \$50 in 2022 has also been a significant help in enabling the POA to be more active and undertake more community initiatives.

Income and expenses were reviewed. The POA's primary income is derived from membership, with some additional support from grants. The most significant expense has been for fire mitigation (formerly known as slash pickup). Membership income had to pay for the pickup this year. The next most significant expense is communications, which includes newsletters, signage, and legal expenses associated with evaluating compulsory dues. The website and supplies are among other expenses.

Last year, we had a little surplus balance; this year, we expect to have a deficit due to not getting the Larimer County grant.

Question: How much slash gets picked up? **Answer:** We are sent a bill that gives us hours and dump costs. Adams Tree Service states that they give us a discount from their typical rates. Last year's collection filled five large dump truck loads.

Presentation by Estes Valley Utilities: Carriage Hills and Spruce Knob Improvements Project

Estes Valley Water Department: Jacquie Wesley, Project Manager, and Mike Dantimo, Capital Project Supervisor, were the main presenters. Jason Lang was also available to assist with questions.

The initial presentation regarding this project was made at last year's CHPOA Annual Meeting. Updates to the project were presented today. Slides were shown, which are available on the CHPOA website.

Ms. Wesley explained that the project has just received funding and that Phase 1 in Carriage Hills is projected to begin in Fall 2025. The portion of the project in Spruce Knob is scheduled to start in July 2025. There will be a total of four phases. Whispering Pines from Carriage Drive to Ponderosa Ave will be Phase I in Carriage Hills. Ms. Wesley brought to our attention that there will ultimately be excavations in the Scotts Ponds area, but the trees will be replaced. She mentioned that 22 additional fire hydrants will be installed in CH and that the old ones will be replaced.

Mike Dantimo informed us that all the water lines have been located, and plans to tie them into residences have been made. The lines from the new water lines to the resident's home are the resident's responsibility, including the PRV. There will be further communications about this. He wanted to point out that there will be noise and some roads will be closed at times. The project will be worked on from 7:00 a.m. to 7:00 p.m., Monday through Friday. No disruptions in water service are anticipated. He emphasized that drivers need to slow down as they pass through the areas being worked on.

Question: What is a PRV? **Answer:** Pressure reducing valve. They are found where the water enters your home. They have screens and may need cleaning after the project is completed.

Question: What are the chances of grains of dirt or sand getting into our plumbing and causing problems?

Answer: We cannot guarantee that it won't happen, but we will work with you if it does. Repairs to the homeowner's plumbing system are the homeowner's responsibility. Jason Lang added that what appears to be construction debris is often just sediment from old galvanized piping.

Question: Will the new mains increase water pressure? **Answer:** It may or may not; we will know more once everything is hooked up. We do not anticipate a significant increase in pressure, but rather an increase in flow.

Question: Should we consider replacing the old service line? **Answer:** Not really, but if you have a really old service line, it might be a good idea.

Ms. Wesley noted that the Utility company plans on restoring the roads to the condition they were in at the time of construction start.

Question: We attended your meeting with the City and were informed that the Carriage Drive project was scheduled to commence in May. What is the plan now? **Answer:** There was a slight delay due to the funding process. Timberwolf Excavating won the contract, and they will start in Spruce Knob first. Whispering Pines will commence in Fall 2025, followed by Carriage Drive in Spring 2026, due to winter-related difficulties with asphalt. The new timing will be announced shortly. Completion date is the same.

Question: Whose website can we find information on? **Answer:** The Town of Estes Park, then click on Utilities, Water, Projects. (We do post that link on our Facebook page periodically, Libby Rehm added, and also on our website.) We will reach out to your new President when we have definite information.

The team from Estes Park Utilities remained at the rear of the room to answer further questions.

Roads: Mel Causer GID-4 Board.

A road map of Carriage Hills was shown. He then put up a slide showing the Board members, Mel Causer and Tom Maher (the latter is present in Estes Park only half the year). He pointed out that their terms are over in November 2026. We will need a whole new Board.

He explained that this is an Advisory Board for communicating with the County. If you are interested in serving, please get in touch with Mel Causer at larimercountygid4@gmail.com or Katherine Beilby, Larimer County Liaison, at beilbykm@co.larimer.co.us. For more information, you can visit the website: <http://www.carriagehillspoa.org/gid-4>.

Mel Causer went on to explain what the GID-4 Board does. The slides presented about this can be viewed on the Carriage Hills POA website. He reviewed the slides showing the 2024 actions and the 2025 plans. He drew attention to south Carriage Drive, near Fish Creek Road, where some trees have grown into ditches and will have to be removed. Bladeworks, the road contractor, will be in contact with the owners.

The contractor will be adding riprap to some trenches. Broadview, where it intersects with Ponderosa Avenue, needs stone placement, as the gulley is very deep.

There will be additional trench work where excess sediment has collected.

He pointed out the resident's responsibilities, including the issue of culvert clogging. You need to keep your culvert clear. Do not take or remove road base or new fill materials. Do NOT change the flow, you are liable if you do so. Contact the County if you are having flow issues.

Question: Is there a schedule for the repair of roads with significant damage or washboarding? **Answer:** Bladeworks should be coming in the next few weeks in that regard.

Fire Department Presentation Logan Lasley, Wildland Risk Reduction Educator

Slides presented will be available on the Carriage Hills POA website. The first slide presented was a map of current fires in the western states from the Watch Duty website, as a sobering reminder about fire risk.

The Fire Department's goal is preparedness. He pointed out that there is a high wildfire risk in the Whispering Pines west area, according to a wildfire risk map.

A slide about Home Ignition Zones was then presented and explained. In particular, the Fire Department is anxious to see juniper bushes and trees removed, as they are highly flammable. A video of a juniper tree burning intensely was presented, with an emphasis on the short amount of time it takes an ember to set juniper on fire and how quickly it develops massive flames.

Question: Is there still a tax credit for fire mitigation? **Answer:** Yes, the limit of up to \$2500 is still in effect.

Question: Does the Fire Department do certifications for insurance? **Answer:** Just recommendations. We don't typically return to a home to check on fire mitigation after a home ignition survey, but we can if requested. Additionally, we can write a letter to insurance companies stating that you have completed the work.

Question: Who produced the map of CH with the high-risk zones? **Answer:** Colorado State Forest Service, available online.

Question: What is the map based on? **Answer:** Tree cover, canopy, types of trees. CHPOA President Libby Rehm will place a link on the POA website.

Question: What is the longest distance for embers to travel and start a fire? **Answer:** over a mile or more from the firehead is known, and can be more, depending on conditions.

Question: How are you measuring the five-foot ignition zone? Are you measuring from the house to the trunk of the tree or the limb? **Answer:** The concern is that the branches are within the 5-foot zone. The ponderosa trunk is more fire-resistant than the needles, so we measure to the branch.

Mr. Lasley remained at the back of the room to sign people up for Home Ignition Zone assessments and to answer further questions.

CHPOA – Current Actions and Spending (TM)

Engagement has improved, which is great, as mentioned in the introduction. The original covenants for Carriage Hills were established in the 1970s and are now outdated. As discussed at the Annual Meeting last year, the Board has been exploring the option of changing the dues covenants to compulsory dues.

A slide was presented, showing the current actions and spending of the CHPOA. A second slide was a repeat from the 2024 Annual Meeting, highlighting the reasons for the perceived need for compulsory dues. The following slide explained the progress made in the investigation into whether compulsory dues are a feasible option for Carriage Hills. To

further investigate this need, Libby Rehm wrote a Facebook survey, which was run for a couple of months recently.

LR and TM presented slides showing the survey results. These slides are available on the Carriage Hills POA website. Although the verified response rate was only 21.5%, and the unverified response rate was 25% (unverified includes people who did not give their address), the vast majority of respondents favored proceeding with compulsory dues. Nevertheless, given the low response rate, there is no mandate for pursuing compulsory dues at this time.

For a new Covenant to make dues compulsory, we would need at least 234 votes in favor, or 51% of each affected filing. The target audience for this is filings 1-5 and 8. Other filings would not be involved as they do not have covenants.

Libby Rehm reported that she was happy to go through the responses to the Facebook survey to understand how people were thinking, even if it was not clear that we had enough interest in compulsory dues.

The question remains whether this should be pursued. The Board feels we need a broader team of volunteers to help assess this more accurately. An example of tasks that need to be done is setting up a database of addresses by filing. We need a subcommittee to work with the board officers to reach a conclusion about pursuing the change. A request was made to the attendees to volunteer for a subcommittee or consider becoming board members themselves and contribute their help.

Clipboards for volunteer sign-up were passed around the room. One of the Board officers will reach out to volunteers and establish a subcommittee to explore the option of implementing compulsory dues.

TM There is an important point of clarification. The single covenant change would have a punitive aspect: if people did not pay dues, a process would be in place. It would be the only covenant with that type of penalty. The other covenants would not change.

Question: From the point of view of fairness, I am in favor of people paying their share. What are the needs that are driving the wish for additional income? **Answer:** If we were able to stay at a voluntary pay level of 300 people per year, we would not have a need. However, we were dropped by our insurance company and had to find a new one with higher rates. Every year, costs increase. Examples of this are rental of this facility, slash pick-up, and the picnic when held. We are going to run at a slight deficit this year. If we don't receive the grant for slash pick-up next year, we will run out of money quickly.

Question: What if, down the line, there is a different mentality among people in Carriage Hills and they want to undertake significant projects? Can we cap the dollar amount so that it requires a revote to change the dues amount? **Answer:** We discussed this at the board meetings. It's something for the new officers of the Board to figure out. I don't think we have the capability to become a high amenity facility. The fee structure and Bylaws would have to be changed.

Question: It is very common for an HOA to have a limited amount that dues can be increased without a vote. Could that be done? **Answer:** The subdivision would, in any case, want to be careful of getting into amounts that bring it under CCIOA laws. If that occurred, it would be necessary to increase the dues \$1,000 and to have a management company to deal with the complexities of the laws. We are very anxious to avoid this, so there is no intent to raise the dues anywhere near an amount that would cause this to happen.

Question: Where does the current covenant set up fit in the mandatory dues? **Answer:** As explained, the covenant can be changed if there's a vote of the residents with a sufficient number of positive votes. JB also explained the filings and the differences between filings 1-5 and 8 that have covenants and Sanborn Acres, filings 6 and 7, which would not be included in the vote, and do not have covenants. The latter group of residents would need a 100% positive vote to effect any changes. All this would have to be discussed.

TM explained that we can leave things as they are. We are close to the POA shutting down due to a lack of participation and funds, but we cannot actually shut down the POA legally. The expenses for it have to be paid for by someone.

Question: Could there be verbiage in the new covenant about a percentage of the membership having to approve an increase in dues? **Answer:** The last increase was a simple vote at the meeting, but we could investigate wording to prevent significant increases in dues without a vote.

Tom Moretti stated that it was good to get different ideas and thoughts from the residents, and we need volunteers to help work all these things through. Libby Rehm, the new President, said we would hold an organizational meeting in August about these issues, if we have volunteers.

Tom Moretti made a motion to adjourn the meeting, seconded by Johnnie Buzek. The meeting was adjourned at 8:24 p.m. by President Libby Rehm.

Respectfully submitted by Amanda Luchsinger, CHPOA Secretary, July 18, 2025

