

CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

July 22, 2026

ESTES VALLEY RECREATION CENTER

Board Members Present:

Libby Rehm	President	(LR)
Bob Leavitt	Vice President	(BL)
Johnnie Buzek	Treasurer	(JB)
Amanda Luchsinger	Secretary	(AL)
Jim McCormick	Director	(JM)
Michael Wold	Director	(MW)
David Born	Director	(DB)
Sally Park	Director	(SP)

Introduction: Libby Rehm, President, and Jim McCormick, Director. All were welcomed, and the CHPOA Board members were introduced and thanked for their work. A total of 33 Carriage Hills residents were present. The agenda was presented to start the meeting, which began at 6.08 pm.

Treasurer's Report: (JB)

Our Treasurer was pleased to report that Carriage Hills is in good health financially. The expected bank balance for the end of the fiscal year 2026 is projected to be \$18,253.43, after expenses and remaining dues collections. (Please see attached financial pages for details.) The reason for this increase is twofold, per JB. First, we have experienced a good increase in the number of members over the past several years and have now reached our near-term goal of 300 members or more. Paying members enables the Board to perform its duties. Second, we received grants totaling \$5,000 for fire mitigation, which is our biggest expense, and the grants were considerably more than in the past. Continued expenses include the twice-yearly newsletter, and we managed to lower the cost of that to \$1,600 with our last publication.

A comparison of the past five years of the finances was presented, and, as mentioned above, there has been a substantial increase in the amount of membership dues collected. A dues increase to \$60 (\$50 if paid before April 1st) helped with this, as well as an increase in the number of paying members. We expect to be around 310 members by the end of the

year. Most of our paid dues this year came in before April 1st, meaning residents were alert to receiving the discounted rate.

There are about 600 households in Carriage Hills, which means the membership in the CHPOA is now roughly 50%. Jim McCormick thanked JB for the hard work he puts into the finances of the organization, and there was a round of applause for JB.

Fire Mitigation Funding (BL)

Vice President Bob Leavitt completed grant applications for Carriage Hills fire mitigation, and Carriage Hills was awarded \$2,000 from Larimer County, as well as an additional \$3,000 received from the Estes Valley Fire Department, which will help tremendously with our slash pickup expenses, which have steadily increased to around \$10,000.

BL presented a slide with details of the 2026 slash pickup Guidelines. Slash should be trimmed to a maximum length of 4 feet, with no branches greater than 3 inches in diameter, stacked along the road in front of the house. No root balls or debris larger than 3 inches in diameter will be taken. The pickup is scheduled to start next Monday, July 27th, and will be performed by Adams Tree Service. Residents were advised to place their slash roadside before the 27th, and it was emphasized that Adams Tree Service will not return to pick up slash piles placed out after the street has already been cleared.

A resident asked about seeing the tree service come and go and make more than one trip down a street. President Rehm answered the question and stated the company does travel roads to reach other roads in the development, so you might see them more than once, even if they have picked up your slash. LR mentioned that Board members and the tree service company will do an inventory of the slash piles by driving the Carriage Hills roads the Sunday night before the pickup starts. JM encouraged people to put their slash out as soon as possible.

Mandatory Dues Initiative Suspended (JM)

Our dues remain voluntary after considerable investigation into making them mandatory and the occurrence of some legal expenses to gain expert advice. In addition, LR put together a survey regarding the mandatory dues, and the feedback was valuable. We realized that the cost for enforcement would likely negate some, or most, of the income. We also felt that maintaining good community relationships outweighed the potential for more income. The decision was made by the Board to terminate the initiative. The Board felt that the increase in membership suggested that residents see value in what is being done.

Your Dues at Work: Community & Safety (LR)

Wildfire Safety: Our efforts regarding fire mitigation, in particular slash pickup and the supply of leaf bags and gloves, have helped us obtain grants from Larimer County and the EVFPD to help defend Carriage Hills against wildfires.

Neighborhood Aesthetics: The Architectural Review Committee works to keep property standards in Carriage Hills consistent. The Board monitors the entryways and aesthetics.

Community Hub: Informational message boards are kept up to date; we run annual garage sale advertisements and coordinate community events when held.

Your Dues at Work: Representation and Operations (LR)

Civic Advocacy: We contact people in various town and county departments, such as Town Trustees, County Commissioners, and Estes Park Utilities, to discuss issues raised by residents or of concern to the general Carriage Hills community.

Real Estate Support: We provide information to realtors, title companies, and others to support smooth local property transactions.

Communications and Legal: We maintain the Carriage Hills POA website and membership database, publish newsletters, inform residents on social media, and maintain neighborhood liability insurance and legal representation.

Infrastructure Update (LR)

An update was obtained the day before the meeting from Jacquie Wesley, the Capital Projects Manager of the Estes Park Utility Department, with statistics about the upgrades to Carriage Hills as a result of the recent watermain project, which include:

Installation of two miles of new watermain, and the addition of twenty-two new fire hydrants and seventy-three service reconnections, as well as forty-nine new valves to help isolate and control the water system.

Additionally, there are four new interconnections (on Pawnee, Grey Fox, Ramshorn, and up to South Morris Court, as well as an improved interconnection at Lakeshore Drive).

All these improvements have resulted in a significant reduction in “lost water” due to the leaks in the old main water lines. Leaking water wastes our valuable resource and our payments for water use.

Road work still needing completion by the Town's contractor:

A repair of the waterline valve on Carriage Drive near Ramshorn, which will require the removal and replacement of asphalt there.

A section of Carriage Drive between Whispering Pines Drive and Spruce is 'wavy' and will be removed and replaced.

There is an area of settlement just below Whispering Pines Drive in the southbound lane that needs to be corrected.

After completion of the above, Larimer County's contractor will come through and mill and overlay the entire Carriage Drive portion for which the County is responsible (roughly from Lakeshore Drive/Carriage Drive intersection to Carriage Drive/Fish Creek intersection). That work is anticipated to take place in August.

Carriage Hills General Improvement District 4 (GID-4) (Mel Causer)

The GID-4 Board is responsible for liaison with Larimer County regarding road issues and snow removal in the County portion of Carriage Hills and Sanborn Acres.

The current Board members were introduced and are:

Mel Causer, Zach Zeschin, and Laurel Halsey.

Slides were presented showing a road map of Carriage Hills and a list of the roads included under GID-4. Mel pointed out that Wildlife Lane does not appear in the list, but is nevertheless part of GID-4.

Zach Zeschin and Laurel Halsey are new members on the Board this year, and the three members make recommendations to the County Commissioners. They assist with developing an annual budget for expenditures, identifying the District's needed improvements, and retaining contractors to carry out the District's projects. In addition, the Advisory Board may be asked to implement resolutions and policy directives of the Board of County Commissioners.

The Board members worked together to divide Carriage Hills into three zones based on the number of streets and homes, and each will take the lead on their assigned zone. They are the Blue, Yellow, and Red Zones. Within each Zone, priorities have been assigned to various issues. Slides were presented listing the issues and priority assignments in each Zone. (The slides can be viewed on the Carriage Hills POA website carriagehillspoa.org).

FOR MORE INFORMATION REGARDING THE GID-4:

Use the website:

www.larimer.gov/engineering/improvement-districts/more-info#carriage-hills

When you register your concern, the County will contact a contractor and one of the Carriage Hills GID-4 Board members, and they will work together to deal with the issues. The process is now simplified and more efficient than in the past.

Questions: A resident asked when the regular road maintenance would start this year. The answer was that it already has started.

Another resident asked if we could raise the issues regarding water run-off ditches. For example, there are crushed drainage pipes on Ponderosa Ave since the water main project. It was recommended that feedback be given to Jacquie Wesley of the Town Utilities Department, as she is very responsive to queries.

A further question was raised regarding the ditches and the size of the stones placed in them after the water main project. The resident felt the larger rocks were not replaced and the smaller stones have already washed out in today's heavy rain. Another resident noted that there were already efforts underway to fix the ditches and work on driveways.

JOIN THE CHPOA BOARD (LR, JM)

The Board is always seeking new members. It was pointed out that the time commitment is low, with quarterly meetings and a few hours of involvement per month. The positions are open to part-time as well as full-time residents. Meetings are in-person with Zoom capabilities.

Ways to become involved were listed on a presented slide and included organizing neighborhood events such as garage sales, managing community outreach and operational programs, maintaining the website, Facebook group, and entranceway, and welcoming new residents and fielding community feedback.

The Treasurer's position was up for reelection, and Johnnie Buzek had graciously agreed to continue in the position for another two-year term. There were no nominations from the floor, and the vote to re-elect him was unanimous.

PRESENTATION BY ESTES PARK POLICE CHIEF IAN STEWART

Vice-President Bob Leavitt introduced our Police Chief, who graciously consented to present an interesting and very important program on evacuation methodology and how it

is coordinated with every partner in the Estes Valley and beyond. He explained how he and his department evaluate daily weather and fire risk statistics every morning to start their day's work, and delineated the situational awareness responsibilities and communication essentials. Residents were reminded and encouraged to sign up for the various methods of emergency communication, in particular the NoCo alert system run by Everbridge. In addition, we should pay attention to social media announcements. The AM1470 radio channel is used as an alternative communication channel and, as a last resort, available staff conduct door-to-door visits.

He gave examples of why evacuations might be required other than for wildfire, including criminal incidents, accidental incidents, natural disasters, and infrastructure failures.

Police Chief Stewart explained the complications of evacuating the Estes Valley, due to its topography, tourist and temporary worker population in addition to residents and some difficulties with communications. He emphasized the importance of letting the authorities know if you have special evacuation needs: for example, if you are disabled or using oxygen. He outlined the emergency services concept of 'polygons' in evacuation and how evacuation decisions are made. He also discussed the differences between voluntary and mandatory evacuation and the various terminologies used for evacuation sites. If you have extra help needs, he urged that you consider leaving early in the voluntary evacuation stage, rather than waiting for the mandatory, more critical timing.

He reminded us that the Estes Valley Fire Protection District has an excellent set of instructions regarding evacuations. That information was also available on tables at the back of the meeting room.

The presentation was very well received. Police Chief Stewart and his staff travel around the country training other emergency services in their methodology, as it is highly thought of in the industry.

Questions were taken from the floor regarding the gridlock traffic problems that resulted from the wildfire evacuation in 2020. Chief Stewart explained some of the difficulties encountered in convincing Front Range towns of the magnitude of the evacuation and that they needed to make their main street traffic flow one way, east. He also pointed out that Estes Park needed Front Range firefighting resources to come up the main access routes of Hwys 34 and 36, so they were unable to make those routes one-way. The Larimer County Sheriff was present at the meeting and added to the information in answering this question.

A resident asked how we should let emergency services know we have left the home. The answer was to make it very clear so that a sign could be seen from the road and was 'obnoxiously obvious.'

The Chief and the Sheriff also wanted people to know that there is a program known as 'Access Granted,' which is when you tell the Fire Department or Police how to enter your home if you are not able to let them in. That information is kept confidential by those departments and not shared with others. The example was given of a resident working in Loveland and not being able to get home to rescue pets in a mandatory evacuation. The emergency services team would be able to let the pets out, rather than kicking down the front door to do so.

The Sheriff also pointed out that there is no legal enforcement to make you leave your home in a mandatory evacuation, but that they would likely not be able to provide emergency services later if you stay and get into trouble.

After thanking the Police Chief and Sheriff for their presentation, the meeting was concluded at 8.16 pm.

The speakers remained after the meeting to speak with residents if wished, and brochures were provided at the back of the meeting room regarding various topics of interest and importance to the community.