

# Carriage Hills Property Owners Association

Annual Meeting, July 9<sup>th</sup>, 2024, 6 pm

## Minutes

(Meeting slides are available on the CHPOA website.)

### Agenda:

- Introductions
- Officer/Board Elections
- Association Financials
- General Improvement District (GID4) – Roads
- Larimer County Compliance – Presentation by Alan Kee, Larimer County Code Compliance Inspector
- Estes Park Water Department – Presentation by Jacquie Wesley and Mike Dantimo, Project Managers of the Utilities Department, town of Estes Park.
- State of the Association – Discussion of mandatory dues consideration.
- Summary

### Introductions

Attending members and residents interested in the meeting were checked in. Some dues were collected at the check-in desk. LR staffed a table with brochures and information regarding noxious weeds and fire mitigation, wildlife protection, with Hattie Schetzle, a local botany expert, present to answer questions. President Moretti then started the meeting with opening remarks and Agenda presentation, introduction of Board Members. Board members present: Tom Moretti-President (TM), Johnnie Buzek-Treasurer (JB), Amanda Luchsinger- Secretary (AL), Bob Leavitt-Director (BL), Libby Rehm-Director (LR), Mike Wold-Director (MW), Sally Park-Director (SP) Jan Bridge-Director (JaB). Absent: Jim McCormick-Vice President (JM).

### Officer Elections/Directors: TM

Typically, officers are elected at the July meeting. We are off schedule somewhat because of the urgent fill-in need for interim President and Vice President ahead of the July meeting

last year. Johnnie Buzek, Treasurer is at a two-year term, and kindly agrees to continue as Treasurer, and was voted back in without objection, with a show of hands. We also welcomed Shayne Hatzenbuhler as a Director and IT advisor. Tom asked for anyone else who would like to be a Director to let us know. GID4 needs another Board Member, also, as one of the current members will be leaving the area. No volunteers came forward at this time.

### **Upcoming Events/Activities: TM**

TM discussed new permanent information signs that will be installed shortly and mentioned the town's objection to the sandwich board type of signs that have been used. Dr. Fish, a resident, has been kind enough to help build signs with Vice-President Jim McCormick. Signs are to be placed at the entrances to Carriage Hills and will be installed by a contractor for a fee.

There will be a Community Picnic at the Stanley Park, Osprey Shelter, on August 10<sup>th</sup> 4-8pm. TM requested an RSVP before the picnic, if possible, on the Facebook community page or by email. Open to all homes in the filings, members or not.

Slash pick-up will go ahead, probably in mid to late July. Start date is unpredictable, Adams Tree Service starts when they can. We will get the word out when it begins.

Fall/Winter newsletter will be sent out, date to be determined.

### **Financials: JB**

Last year we spoke about almost running out of money and have tried to do more things to engage the membership. We raised the dues to \$50, with an increase to \$60 after April 1<sup>st</sup>, if not paid by then. We have 253 members for 2024, hoping for 300. Financial slides were presented and are uploaded to the website. A summary slide was presented and then more details on additional slides. JB offered answers to any questions about financials by email.

### **GID4 – Roads (general improvement district.)**

Residents have a line item on their tax statement for the GID, and Larimer County adds about 10% more to the revenue collected, to cover road maintenance. Filings 6 and 7 are in the town and not included and filing 8 is not included in this. There was a discussion about the interaction of Larimer County officials and contractors and community members on the GID4 board, which is the purpose of the GID4 Board in Carriage Hills. The Board brings Carriage Hills Road issues to the attention of the County officials, and thus the contractors. The contractor for road maintenance (Bladeworks) comes around for about 3 weeks in the summer, to grade and generally maintain the roads. Belleau Masonry comes in the winter for snow clearance. Belleau states that they have to use blades that have a rubber base to preserve our road surface. There was a complaint about the snow clearance and the poor quality of the roads in certain areas, and a stated feeling that Belleau is not doing a good job from one resident. In 2023 no unusual road work was done; attempts were made to improve the road fill. In 2024 it will be a lot of "business as usual," in particular we have

been trying to get some trenching along the sides of Carriage Drive. TM pointed out that residents are not allowed to change drainage patterns without a permit. He again asked for volunteers for the GID4 Board, who were not forthcoming.

## **Larimer County Compliance**

**Speaker:** Alan Kee (AK), Larimer County Code Compliance Inspector for SW Larimer County, Estes Park, Glen Haven, Pinewood Springs. He has been working in this position for three years. (Slides will be uploaded to the CHPOA website.)

Enforces county ordinances, right of way development, short term rental, wildlife protection, among other things.

Enforcement is all about education. A lot of violations happen out of ignorance and not bad intention. AK works with the individual violator to educate them. [Keera@larimer.org](mailto:Keera@larimer.org) is his email address for contacting him about compliance concerns.

His department offers a formal property records report which looks at the details of the history of the property. This can be applied for online or in person at the Fort Collins office. Caveat: if the research uncovers a violation, it is up to the current property owner to correct the violation, regardless of when it occurred.

970 498 7663 is Mr. Kee's office telephone number.

Enforcement must start with a formal submitted complaint. [www.Larimer.gov/codecompliance](http://www.Larimer.gov/codecompliance) will direct you to the right place to make a complaint.

Examples: Building without permits. Excessive or unlicensed vehicles, RV's or trailers being stored outside, based on lot size.

Rubbish ordinance – junk and debris outdoors

Wildlife Protection Ordinance – Trash Can storage & latching operation

Marijuana Resolution – sight and smell only for a neighbor.

Living in Unapproved Structures

Illegal Home Occupation- Car repair or lots of visitors coming and going.

Reach out if unsure. All complaints must be signed. Information is public record; it is only shared if a formal CORA request is filed. Anonymous complaints are not generally accepted.

All complaints are researched, and priority is determined. If you wish updates, you have to reach out, as they are not automatic due to workload. It is unusual for a case to need to go to court, the complaint can generally be resolved. If you reach out, you will be given an update.

Short-term rentals problems: if you wish to file a complaint, that is done at the same website. We prefer you reach out to the property manager before getting the County

involved. The County does update the approved lodging facilities map with information about the property manager. If you have had no result from the property manager or don't wish to deal with them, there is a 24/7 phone number as listed above, or you can submit the complaint on-line. The website has all the information. A slide was presented with examples of typical reasons for complaints about short-term rentals, such as noise violation, dark sky violation, exceeding occupancy, using as a wedding venue, guests staying in RVs on the property.

There was an audience question about the difference between codes and covenant compliance. The County does not enforce HOA Covenants, that is up to the HOA, Mr. Kee stated.

The main point Mr. Kee wants to make is call, email, stop by. He is in Estes Park at least once per week.

### **Estes Park Water Department**

**Speakers: Jacquie Wesley of Estes Park Water, Project Manger, along with Capital Project Supervisor Mike Dantimo. (Slides will be uploaded to the CHPOA website.)**

Jacquie Wesley: Project for Carriage Hills: Goals are to replace the very old, shallow, cast-iron pipe waterways in Carriage Hills (CH). There has been a lot of disruption with breakage. They will be installing more fire hydrants and changing systems to meet current standards. The water system in CH is owned by the town, after the original installer (Crystal Water Company) nea bankruptcy in 1989. CH project is a combined project with Spruce Knob, which is an area of 12 homes, the combination of which is hoped to help with State funding for the project. There have been 50 water main breaks since 1995, which is disruptive to the community. The project will be done in phases, due being so large. There are 4 phases. The amount of funding from the State has yet to be determined. CH's project will cost \$6-8 million. Spruce Knob does have to pay for their \$0.5M cost. There will be multiple funding sources, including the town's own reserve.

(No charge to CH residents in terms of tax (will likely get a water rate increase, however none since 2016.)

The Water Department will know more about their start date in August, when they learn how much funding they will get. Phase 1 of the project will be several years ahead of the other phases.

Mike Dantimo: Service Lines and Connections: Each currently served home will be connected to the new water main pipe with k-copper and a new curb stop on your property (on-off valve). Your full-service line is not replaced. YOU are responsible for your service line. Town is responsible up to your existing service line only. After the project is completed, you are responsible up to the main pipe in the road.

Responses to some questions: Mains will be in the road around the existing utilities. Target depth is 5 feet. Water Department will be available for questions and explanations for each customer, who will be contacted before work starts on their property. Old main

will most likely be left in the ground. Repaving of Carriage Drive will be coordinated with the County. Water Department will “put the roads back” to the way they are now.

Most of the service lines seem to be in really good condition and don’t have problems. The Water Department Staff can come out and evaluate your line on your property and plan to do that. Town has a robust data base and pipe finding tool and can find just about any system.

He emphasized that this will be a more reliable system.

Pictures of projects were shown, which are” messy with lots of big equipment and people,” and they are working with experienced contractors. There will be possible interruptions to traffic flow during connections, but traffic flow will be maintained, and the town has lots of experience in Estes Park with this.

Start is late Summer/Fall 2024 at the earliest, realistically Spring 2025. Start date is dependent on completed funding. Two-year window for Phase I. There will be meetings about this.

Resident of Aspen Drive/Fish Creek was concerned about the lack of fire hydrants in her area. She has been told that the main along Aspen Drive cannot support a fire hydrant and is worried about not having a fire hydrant for 10-15 years. Jacquie Wesley offered to talk about it with resident.

### **State of the Association**

TM recommended stopping at back table for information about fire mitigation and weeds.

TM thanked the community for the increased dues payments, and the Friends of Carriage Hills payments, which have helped us get some things done.

Current action and spending slide presented. We could stop the CHPOA activity tomorrow, which is a feasible and real option, if the community does not wish to fund the CHPOA.

Potential projects:

Entranceway Ponderosa Pine: tree services have been assessing the tree there, which is not doing well, and we have been watering it. If the tree dies, then we talked about the changes that might be needed to restore an attractive entrance to Carriage Hills.

Communications equipment at the playground does not have any fencing now and belongs to Century Link. Both the Town and Century Link are not willing to pay for fencing, and we have been discussing whether there might be funds available for CHPOA to fence it.

Concern is that the equipment is a temptation and possible risk to children playing nearby.

A list of current considerations for CHPOA to address was presented (see slide) and the CH residents are invited to submit their own ideas.

Some examples of recent feedback regarding the CHPOA were presented, with suggestions and concerns, see slide.

### **Consideration of Mandatory Dues (TM)**

The pros and cons of mandatory dues were discussed, and some are listed on the relevant slide. It was noted that the intent is to remain a “limited expense community,” and keep the dues low, and they are currently very low at \$50 annually. This avoids having to comply with the somewhat onerous statutes of the the CCIOA (Colorado Common Interest Ownership Act), but also enables the CHPOA to keep functioning and to enforce covenants.

Questions were taken from the attendees. One group expressed concern about retirees being on a fixed income. Another attendee pointed out that the cost of membership is only 13 cents per day.

A slide about the process involved in starting mandatory dues was presented. The voting process was discussed, explaining that only filings 1-5 and 8 can vote, the others are either town-owned, or have their own covenants/deed restrictions. The excluded filings can still have membership and services from the CHPOA, but we cannot enforce their covenants and their dues would remain optional.

A vote for mandatory dues in each filing would need to have 50% plus one in favor. The vote would be done by first class mail.

There was a question about what the Board would do if a resident did not pay their dues. TM discussed small fines, potential lien on the property.

After the discussion, an attendee asked if we could have an informal show of hands to assess interest level, and this was done (and already intended by TM) with the large majority of attendees in favor and 6 people opposed.

Therefore, the CHPOA Board will proceed with further investigations and discussions with our legal counsel and HOA regulation expert, Aaron Goodlock, of Orten Cavenagh Holmes & Hunt, LLC, as to the exact process and costs of consideration of mandatory dues.

### **Summary and Conclusion of Meeting (TM)**

TM thanked everyone for coming. LR announced that a representative from the Estes Valley Fire Department (Jon Landkamer, Assistant Chief) had kindly arrived to take questions about fire mitigation.

TM announced that the slides of the meeting will be on the CHPOA website and in PDF format on our Facebook page.

The meeting was concluded at 8.24 pm.

Submitted by Amanda Luchsinger, CHPOA Secretary, July 10, 2024