

MINUTES OF THE CARRIAGE HILLS PROPERTY OWNER'S ASSOCIATION  
BOARD MEETING, MAY 29, 2024

PRESENT:      President:               Tom Moretti (TM)  
                  Vice President:       Jim McCormick (JM)  
                  Secretary:             Amanda Luchsinger (AL)  
                  Director:              Bob Leavitt (BL)  
                  Director:              Libby Rehm (LR)  
                  Director:              Sally Parks (SP)  
                  Director:              Mike Wold (MW)  
                  Director:              David Born (DB)  
                  Director:              Jan Bridge (Jan B)

ABSENT:        Treasurer:             Johnnie Buzek (JB)

OBSERVER:     Shayne Hatz of cybersecurity IT, resident who is volunteering to help with website and other IT issues.

Meeting called to order at 14:00, May 29, 2024

Shayne volunteered his time to help remediate the website, some actions already taken by Bob Leavitt and Johnnie Buzek.

**OLD BUSINESS**

Little official feedback from CHPOA neighborhood regarding proposed changes to the resolutions. Libby reported that she has spoken to people who are generally in favor. Libby reported concerns about a new above ground swimming pool at the fence line on Spruce Avenue. She will check on the Larimer County regulations regarding this.

**FINANCIALS**

We are currently at 248 paid members, substantially ahead of last year for the whole year, more applications being processed. Bank balance \$16,445.71 currently, plus about \$2,200 not yet processed. TM feels like signage has really helped with dues collection. Shayne commented the signage had a significant impact on his joining the CHPOA.

**FIRE MITIGATION**

TM would like to think about ways to encourage residents to improve fire mitigation. For example, State Farm Insurance has always insisted that trees be removed from the property 30 feet. LB volunteered to put out a flyer regarding fire mitigation as she has already been extensively involved in investigating this subject. We have been trying as a POA to emphasize this for several years, including Fire District talks at the annual meeting. TM suggests stronger language in any further communications.

**NEW MEMBERSHIP DATA BASE (BL)**

JB and BL have been working on moving membership database from Mailchimp to our website to use WordPress. BL has found a piece of software which can be used in alignment with WordPress. BL has moved our database to our website. JB still has to finish updating the site. BL asks about letting the

members access the list to check their status (with a note saying whether current or not.) We would only reveal information available on the county website, only listing the property address and current/not current. Concern for public upset over information release was expressed. After a discussion regarding the pros and cons of allowing public access to the mailing list, it was agreed that AL will take on looking into the queries from residents of having paid or not paid and other similar issues regarding the database. She may need to discuss current status of mailed checks with JB from time to time. At this time, we will not grant access to the mailing list to residents.

There was a discussion regarding ways to keep the mailing list updated. We used to send out a welcome letter, and perhaps could start up again. We will need the information on new residents from a realtor or other source. We need someone to go through the list and update it regularly, after JB has completed the major update that is ongoing. AL, as the Secretary, is willing to take that on, and will receive training from BL. SP and MW felt that we should definitely restart the welcome letter system. SP would like to personally deliver the new welcome letter to new neighbors in Sanborn Acres. BL stated Larimer County has a sales data base that can be used to determine new owners in Carriage Hills. You can produce a mailing list from it and pull that into the CHPOA mailing list. We need to establish specific people to manage the data base and the levels of access. Debate regarding knocking on door with letter versus mailing it. In general, felt to be better to mail the letter in today's environment other than SP delivering at Sanborn Acres. David Born also felt it is more effective to hand deliver the letter. Libby suggests adding fire and weed mitigation booklets to the welcome letter. **Action Item:** AL will draft a welcome letter for general approval.

### **SIGNAGE**

EP Police Captain asked us to remove temporary signs due to ordinance issues. We are working on permanent signs, already built by JM and another resident, which will shortly be set up at the entrance way to Carriage Hills. The other to be just off Fish Creek. There is need for a mechanical auger to set up the signs. Possible to rent from local agency. However, we first need a city permit, which is pending, applied for by TM. We would all be happy to have filings 6 and 7, and Hooper and Harding, included in events. MW recommended putting a garage sale sign at Fish Creek and Carriage Drive, as well as the other two entrances. TM is waiting to hear from the city regarding sign permit first. Thanks to JM for building signs. Jeff Fish contributed all the lumber.

### **GARAGE SALE (June 14 and 15)**

Only three sign-ups so far. MW signed up during the meeting, so that makes four now. AL will post on Facebook again. TM will update planned events, also. SP will place ads in the paper for June 7 and 14. Signage is important.

### **ANNUAL MEETING (July 9)**

Two speakers are secured, three planned. GID 4 update will need to be given. Larimer County Compliance will provide one speaker. Estes Park Utilities will speak about new water mains in Carriage Hills. JB will review finances. TM feels we have posted the clarified Covenants for the resident's review and will not bring up Covenants at the meeting, since there are no actual changes. Discussion of mandatory dues and why that change is important. JM will speak about the rationalization for mandatory dues. TM wants to set up a 30-minute Zoom meeting with our attorney and the Board regarding the implications for the CHPOA to have mandatory dues. The CCIOA laws were really aimed at preventing overly zealous HOAs from treating residents unfairly. TM feels we need mandatory dues to keep the POA healthy financially, and to ensure fairness throughout the Carriage Hills community. Non-payment would most likely result in a lien on a property, to include expenses incurred by the POA in

placing the lien (such as removing junk from the property.) What to do if a homeowner refuses to pay dues would be part of the discussion with the attorney. JM asks whether the water line will require tree removals. Originally the water company was going to dig up the east or west side of Carriage Drive but are now going to work on the middle of Carriage Drive, and will be tearing the road up, so tree removals unlikely. The EP Utilities department is seeking funding now. If they get all of the funding they seek, a massive project in the subdivision will ensue. If they don't get all of the funding, they will do the project in phases. Additional fire hydrants will be part of the project.

LR would like to have a back of the room table at the Annual Meeting with the weed and fire mitigation booklets and a representative to answer questions. Sign up sheet for fire mitigation assessments, also. We have two members of the fire department living in Carriage Hills and she will approach the department about representation at the meeting. The Fire Department just had approved more tax funding for mitigation. They are buying a chipper and a truck to help with mitigation. We will ask if we could incorporate this into slash removal. Adams tree removal will do the slash removal and start around mid-July. We will make it clear that no commercial slash should be chipped. It is too difficult to enforce the paid-up rule. Most people have small piles of slash to remove.

### **PARTIAL CLOSURE OF SCOTTS POND AREA FOR NESTING AND CALVING SEASON (LR)**

People are letting dogs run through the nesting and calving area, also electric bikes are driving through the area. The season of concern is mid-April to mid-June. This is a town jurisdiction, and LR suggests National Park type signs showing this area closed could be placed. LR will approach the town, would like the CHPOA Board permission to use the weight of the Board. There is already a rule that dogs should be leashed. Unanimous approval from the Board was given.

### **SUMMER PICNIC, AUGUST 10 4-8 PM**

Use charcoal grills that are already present.

Volunteers needed – the CHPOA Board should all be present and helping.

Name tags will be used.

We need ideas to for activities (corn-hole, bean bag toss, other games.)

Bring a dish to share should be stated on the invitation.

Burgers/hot dogs/buns/cheese to be provided.

Water could be provided, otherwise BYOB.

This event is for anyone who wants to come, not just paid-up members. We could subsidize the first 10 people who sign up to be members at the event, so that they only have to pay \$50, even though it is past the \$10 discount period. MW agreed to pay \$50 (\$10 each) for the first 5, asks for volunteers for the next 5.

An initial cost analysis for the picnic was presented by TM.

### **NEW BUSINESS**

JB requests new agenda item for next meeting, regarding the elk and mountain lion population in our area. Sadly, an elk killed her dog in her yard last week.

JM asked if there is a threshold financially where we could justify enclosing the electrical boxes down by the playground. It would cost about \$6,000. The quote is for the boxes to be enclosed with a fence with 4x6 posts in concrete (previous fence blew down.) Need approval from EP Utilities and from telephone company if that was included. The fencing would include significant access space and a double gate. Board members felt that there might be an option of having the utilities department pay for the fence

themselves, since their last fence blew down and it is in their interests to protect their equipment, as well as to protect the children of Carriage Hills and Estes Park. TM will discuss with town.

**Meeting was adjourned at 4.02 pm. Next meeting July 2 at 2-4 pm, 730 Ponderosa Lane.**