



Dedicated to the protection of our property values and quality of neighborhood living

Homeowners' Association

MINUTES of the COUNTRY CLUB HOA ANNUAL MEETING – 13 OCTOBER 2018

Steve Paradis, President of the Country Club Homeowners Association (CCHOA), called the Annual Meeting of the CCHOA to order at 9:15am on 13 October 2018 at Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909. About 55 people were in attendance.

The agenda for this meeting is provided in Attachment 1.

Steve Paradis presided over the meeting and welcomed all who came to this meeting. He then introduced and thanked the current CCHOA Board members:

- President Steve Paradis
Vice President..Janice Marie-Gallof
Treasurer Marty Henderson
Secretary Sandy Gallof
At-Large.....David Corrow
At-Large.....Hayden Gregory
At-Large.....Dorothy Hornby
At-Large.....Ann Hudnall
At-Large.....Dave May
At-Large.....Vonney Northrup
At-Large.....Vicki Tostanoski

In his introductory remarks, Steve showed some early photos of our neighborhood from as far back as 1937. Included was a photo provided by Barb Pattee of Ascension Lutheran Church back in the 1950s sitting all alone on its corner back.

He summarized the activities of the various CCHOA committees and thanked them for the excellent results of their efforts, in particular the fire mitigation chipping program to protect our homes and property from spreading wildfires, the successful block party, and the consolidation of 10 covenants and city code into one uniform set of covenants to apply to all 12 filings in the Country Club development.

Of particular pride for us all is that the Colorado Springs Fire Department has designated ours as a Firewise Neighborhood. We are 1 of 25 in Colorado Springs. Steve noted that USAA insurance company is offering a 5% discount on premiums because of this designation. (Other insurance companies might do the same.)

We are working with the Guardians of Palmer Park (GoPP) to obtain grant money to save & protect the park from vandalism, homeless encampments, and fire threats. This effort needs a volunteer to move it forward.

Steve recognized the partnership the CCHOA enjoys with Ascension Lutheran Church. The church, through its pastor, Dan Holt, has been an active CC neighbor, participating in and supporting the work being done by the CCHOA, including providing space for our Board meetings and Annual meeting.

He highlighted the work done in obtaining discounted trash service for our neighborhood, an effort with the long-term objective of reducing the number of trash trucks coming through our neighborhood.

He highlighted some of the plans for 2019, including expanding the boundaries of our HOA, a "snowflake program" and a gardening club, to list a few. Steve also mentioned that he has been talking with the Principal at Colorado Springs Charter Academy (CSCA), located on Chelton Rd, about CSCA's plans to expand from K-8 to

K-12. Steve mentioned that he believes this expansion would be an asset to our community. Others in attendance expressed concern about traffic, speeding and parking.

He ended his comments by asking everyone to consider signing up for a committee or project to help the CCHOA accomplish its goals. The sign-up sheet that was part of a package of handouts is provided in Attachment 2

Attachment 3 presents the questionnaire from the CCHOA History Committee that was also in the handouts. The committee is looking for any information that describes our early history before it became a platted development, during its start and development as a new community, interesting links to the history and growth of Colorado Springs, personal memories and thoughts, etc. If you have any contributions, please contact Janice Marie-Gallof, CCHOA vice-president. (2847 Marilyn Rd)

Marty Henderson, CCHOA Treasurer, was next to speak about **trash collection**.

The push to find a single trash service for our neighborhood was prompted by complaints of too many trash trucks from different companies coming through the neighborhood 3 days a week, at times often too early in the morning. Marty researched the options available from the companies who serviced our area and found one, Waste Connection of Colorado, who offered a deeply discounted service without requiring 100% signup. Sign-up with Waste Connection is not mandatory, although CCHOA is looking for at least a 60% neighborhood participation. Currently 17% of 53 homes have signed up.

There was a question about ways to raise fund for future neighborhood projects such as this. The answer was that, as a voluntary HOA, we can't force assessments. What we can do is issue "asks" for additional funding, where contributions would be voluntary. Additionally, our ByLaws allow the Board to increase the dues by 15% without going to the membership. The CCHOA membership would have to vote on a dues increase of more than 15%.

A comment was made that we need to address the speed with which the trash trucks come through our neighborhood streets and alleys.

Voting for the 2019 Board of Directors

Steve introduced the slate of officers nominated to fill the expired terms of office for positions on the Board:

President Steve Paradis
At-Large David Corrow
At-Large Dorothy Hornby
At-Large Dave May
At-Large Vonney Northrup
At-Large Vicki Tostanoski

CCHOA members were asked to fill in their ballots. The completed ballots were collected and counted. The results were announced toward the end of the meeting – all nominees were voted into office.

The ballot is presented in Attachment 4.

Steve Paradis, CCHOA President, took up the next major topic on the agenda: **CCHOA Covenants**.

Steve pointed out that our neighborhood, with its midcentury-modern custom homes, is a highly desirable place to live. A major threat to the attractiveness of our area is the lack of protection from scrapers: someone who would buy one of our older homes, tear it down to the foundation and erect a structure that is not consistent with the look that we all value about our neighborhood. We are handicapped in enforcing architectural consistency because there are 10 separate covenants, one for each of the 10 filings in our development. Also, the existing covenants are over 50 years old and seriously outdated.

He emphasized that each Country Club filing has its own set of covenants and each property in a filing is governed by its filing's set of covenants. The covenants for the different filings are almost the same, but not quite, and they incorporate many of the rules in the City Code. The objective for the Covenants Committee has been to consolidate the 10 disparate covenants, resolve conflicts in wording, update them to current standards and incorporate current City Code where applicable.

It is important to note that because the CCHOA is a not-for-profit HOA, we are not governed by the Colorado Common Interest Ownership Act (CCIOA – pronounced “Kiowa”). Instead we are governed by Colorado Non-Profit rules.

There was concern from some in attendance that the new covenants would create a “gestapo” environment, with covenant enforcers roaming the streets looking for violations. Steve tried to assure the audience that certainly is not the case with either the old or the new consolidated covenants.

Attendees were asked to vote on the consolidated covenants. One ballot per property had been handed out when folks signed in, with completed ballots deposited in a ballot box to ensure voting privacy. In order for the consolidated covenants to be accepted, they must receive a 51% “yes” vote from the properties in each filing. The ballots will also be mailed to the property owners of record in each filing to ensure everyone has a chance to vote. The results of this vote will be announced after all ballots have been received or a 51% vote in favor of the new covenants has been reached for each filing. It is important to note that the covenants, the old ones or the new, go with property,

To help in understanding the new covenants, a handout entitled “Misconceptions Regarding Proposed New Covenants” was distributed. It is provided in Attachment 5.

Before the meeting came to an end, Steve Paradis introduced the CCHOA Board of Directors for 2019. He thanked everyone for attending and encouraged everyone to vote on the proposed new consolidated covenants.

The meeting adjourned at 10:30am.

Respectfully submitted,
Linda Kittiel, Substitute Secretary, CCHOA Board of Directors

ATTACHMENT 1 – AGENDA FOR THE MEETING



Country Club

Homeowners' Association

Dedicated to the protection

quality of neighborhood living

www.countryclubestateshoa.org

ANNOUNCEMENT OF ANNUAL HOMEOWNERS ANNUAL MEETING – 13 OCTOBER 2018

- a. The annual meeting of the CCHOA Homeowners will be at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909, starting at 9 :15 AM.
- b. The agenda for this meeting is:

8:45 – 9:15	Sign – In, Hand out Ballots, and Social – Meet your Neighbors
9:15 – 9:20	Opening / Introductions
9:20 – 9:40	2018 In Review
9:40 – 9:55	Board Nominations and Vote
9:55 – 10:05	Collect/Count Ballots
	Trash Service Discussion during Ballot Count
10:05	Announce Voting Results, Seat New Board
10:05 - 10:20	Vision for 2019
10:20 – 10:30	Covenants Voting Process
10:30	Adjourn
- c. Communications, Membership, Safety, Social, and Welcome Committees volunteers sought.
- d. The proposed slate of Board members is:

President-	Steve Paradis (up for election) ✓
Vice President -	Janice Marie-Gallof (In second year of term) ✓
Treasurer -	Marty Henderson (In second year of term) ✓
Secretary -	Sandy Gallof (In second year of term)
Directors at Large:	David Corrow (up for election)
	Hayden Gregory (In second year of term)
	Dorothy Hornby (up for election) ✓
	Anne Hudnall (In second year of term)
	Dave May (up for election) ✓
	Vonney Northrop (up for election) ✓
	Vicki Tostanoski (up for election) ✓
- e. Nominations for any of the up for election positions will also be accepted from the floor.
- f. Hope to see you there. If you cannot attend but wish to vote via proxy, please contact sgallof@comcast.net or call 719 632-03144 for a proxy form.

Respectfully,
Sanford Gallof, Secretary
CCHOA

ATTACHMENT 2 – CCHOA SIGN-UP SHEET

Country Club HOA October 2018

Area's I am interested in

- Communications
 - Web Site
 - Facebook
 - Newsletter
- Welcome Committee
- Wild Fire Mitigation
 - Chipping Committee
 - Fire Wise Committee
- Trash Service / Neighborhood Clean Up
- Social / Block Parties
- Snowflake Program
- Gardening Club
- Palmer Park Clean UP
- Board
- Welcome Committee

Name _____

Address _____

Phone H _____ C _____ W _____

Email _____

ATTACHMENT 3 – CCHOA HISTORY COMMITTEE QUESTIONNAIRE (page 1 of 2)

CCHOA History Committee questionnaire

You may record your answers on a separate page but do indicate the question no. with your answer. Any additional comments are certainly welcomed.

The committee is very grateful for your time and input in answering these questions.

1. Where were you and your family living just prior to moving in the the C.S Country Club area?
2. Were you the original owner?
3. Why did you decide to move there? Because of nice neighbors? Family? Schools? Access to golf? Quiet neighborhood? Close to your workplace?
(You may choose several reasons with the most important ones first)
4. How long did you live there and when did you leave the neighborhood?
5. Why did you leave/sell?
6. Who were well known neighborhood people and/or neighbors?
7. Were you ever a victim of crime while living there?
8. Where did your children go to school? (Up to high school)
9. Did you have local gatherings or block parties...if so, how often?
10. Name any especially vivid memory of your living in this neighborhood.

ATTACHMENT 3 – CCHOA HISTORY COMMITTEE QUESTIONNAIRE (page 2 of 2)

Interview Release

Grant:

I consent to the recording of my statements and grant to **Country Club Homeowners Association (“CCHOA”)** the right to copy, reproduce, and use the statements (the “Interview”) for incorporation in the following works, **CCHOA Newsletter, CCHOA Web site, and History of the Country Club Neighborhood.**

I grant the right to use my name and any photographs I provide in connection with the above uses of the Interview.

I understand that I will be able to review and approve the interview results prior to incorporation in the CCHOA Newsletter and History of the Country Club Neighborhood.

Release:

I release the CCHOA from any claims that may arise regarding the use of the Interview or provided photographs.

I acknowledge that I have no ownership rights in the CCHOA Newsletter, CCHOA Web site and History of the Country Club Neighborhood.

I have read and understood this agreement and I am over the age of 18.

Interview Subject Signature _____

Interview Subject Name _____

Interview Subject Address _____

Date _____

ATTACHMENT 4 – CCHOA BALLOT – 2019 OFFICER & BOARD OF DIRECTORS

Officer & Director Ballot 13 October 2018 Annual Homeowners Meeting

President, vote for one

- Steve Paradis
- Write – In _____

Directors at Large, vote for 5

- David Corrow
- Dorothy Hornby
- Dave May
- Vonney Northrop
- Vicki Tostanoski
- Write – Ins _____

Owner (Print Name): _____

Owner (Signature): _____

Address: _____

Proxies (Attach): _____

ATTACHMENT 5 – MISCONCEPTION REGARDING THE PROPOSED NEW COVENANTS (page 1 of 2)



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MISCONCEPTIONS REGARDING PROPOSED NEW COVENANTS

- a. The new Covenants are over 50 pages

No. The new covenants are 14 pages. The reasons they are larger than previous covenants are:

- They list all the filings – 1 page vs 1 paragraph in each filing Covenants
- They address applicable City Code to assist the Owners –3.5 pages
- They address current issues not previously addressed – 1 page
- They define CCC processes in more detail – 0.3-2 pages in existing vs 3 pages in new.
- They provide more definitions to assist Owners – 0-2 pages in existing vs 4 pages in new

The other provided documents (Bylaws and Policies, Operating Procedures, and Rules) provide the guidance for operating the HOA and are provided for Owner information only.

- b. Our old covenants are just fine.

The current Covenants are out of date.

- Many were written by the developers and concentrate on the building phase. For example: No building erected, altered, or added to until the complete construction plans and specifications approved by the Approving Authority.
- City Code has evolved since the 1960s and Owners need to be aware of current Code.
- Several of the existing Covenants ban RVs/trailers entirely while others do not address them at all
- Covenants enforced only by legal action by Owner or, in some cases, the Approving Authority (appointed by developers or follow-on authority)
- Most of existing Covenants open to interpretation since little to no definitions are provided and almost no processes are documented.

- c. We don't need Covenants since our neighborhood is doing fine.

Covenants lay out the framework to maintain our neighborhood. Without Covenants, it will be neighbor against neighbor to resolve issues in court.

- d. We do not need an HOA.

The HOA is there to help our neighborhood. An HOA has a much bigger impact than a single Owner for issues like closing Palmer Park during the Waldo Canyon wildfire, saving the stables, working with the Charter school to resolve traffic issues, and getting discounted trash service.

ATTACHMENT 5 – MISCONCEPTION REGARDING THE PROPOSED NEW COVENANTS (page 2 of 2)

Topic	Current (Century Hts)	Proposed
Enforcement	Owner vs Owner	HOA enforces for Owners
Applicability	By Filing (10)	One for all filings
Permanent storage of RVs and Campers	None w/o written approval	Allowed if behind fence or in garage
RV parking in driveway	Prohibited w/o written approval	Temporary parking (i.e., for less than one month) allowed. Must, however, meet City Code (i.e., no closer than 10 feet from street/sidewalk)
Renters	Whole house only	One Room mate allowed or whole house
Rental duration	Any	Not less than 6 months
Dogs/Cats	Unlimited	Limited to 4 each (City Code)
Property Repair	Six months	One year
Fences	All require approval	No fence parallel to the front Lot Line shall be in excess of six feet high nor located nearer than 25 feet to front lot line, unless approved by the Covenants Compliance Committee.
Walls	All require approval	No wall parallel to the front lot line shall be in excess of six feet high nor located nearer than 25 feet to front lot line, unless approved by the Covenants Compliance Committee. Only exceptions are Retaining Walls in the front yard
Signs	None with exception of one for sale/rent	Limitations per City Code
Chickens	None	Limited to 10
Plans for construction	Detailed (location of all buildings, drives, walks, other structures) in duplicate	Building permits shall, for external projects that change the appearance of the lot or associated structures, be coordinated with the Covenants Compliance Committee, to ensure compliance with these covenants prior to submittal to the Pikes Peak Regional Building Department
Fees	Fees for review of plans	No fees
Variance	If disapproved, must wait 1 year for resubmittal	Resubmit as soon as submittal corrections made
Compliance Committee	Appointed by Board	Approved by Owners
Complaints	Neighbor against neighbor	Two Neighbors must complain in writing to Covenants Compliance Committee to initiate formal process
Enforcement procedues	Limited description	Detailed (Operating Procedures)