



Country Club

Homeowners' Association

Dedicated to building our community

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 13 July 2021

The July Board Meeting was held at 2847 Marilyn Road. President Vonney Northrop called the meeting of the CCHOA Board to order at 5:35 PM on 13 July 2021.

Present: Vonney Northrop, Ken Francois, Sandy Gallof, Janice Marie-Gallof, Marty Henderson, and Dorothy Hornby.

Absent: Vicki Tostanoski

The agenda for this meeting is provided in Attachment 1.

MINUTES of the PREVIOUS MEETINGS:

- a. The minutes of the previous regular Board meeting held on 8 June 2021 were presented. Dorothy motioned that the minutes be approved. Janice seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 30 June 2021 are provided in Attachments 2-4.
- b. The HOA has \$10,389.70 available for its use. The US Bank Operating Checking account reconciled without issues. The operating checking account balance is \$20,896.40 with \$12,424.46 reserved for Waste Connections and another \$443.04 reserved for the History Fund.
- c. Five more neighbors paid their 2021 dues which brings us up to 66% of the homes have paid their voluntary dues.
- d. We added 4 new trash customers this month. That brings our total up to 158, or 50%.
- e. Ken and Marty replaced the fan in the CCHOA laptop at a cost of \$10.81.
- f. Marty researched what it would take to change the name of the HOA to neighborhood association. It takes about 5 steps including letting the IRS and state of CO know of our new name, as well as US Bank. The biggest difficulty will be renaming the website and acquiring the new website domain plus moving from the old website to the new one.
- g. Ken did most of the preparation of this financial report as training for assuming some of the Treasurer and Trash Service functions.
- h. Vonney motioned that the Financial Reports be approved. Dorothy seconded the motion. The Reports were approved unanimously.

OLD BUSINESS

- a. Board Succession/Volunteer Update:
 - 1) Janice stated the Social Committee volunteers are really enthusiastic.
 - 2) No other updates.
- b. Garage Sale Review
 - 1) Vonney stated the Garage sale was successful with 15+ houses participating.
 - 2) The Ascension Lutheran Church also has a concurrent Garage sale which helped bring more lookers. Vonney stated lots of people stopped by.
 - 3) Vonney advertised via Craigslist, Nextdoor, and signs around the neighborhood. Next year, she recommended advertising in the Gazette just to see if that makes a difference.
 - 4) The dumpster cost \$250 for the rental and \$82.25 for the weight of the contents. The dumpster was completely filled up.
 - 5) Vonney suggested having a dumpster maybe twice a year for cleanup since it was so popular.
 - 6) Vonney suggested, for next year, a donation truck, either on-site or scheduled by house for pickup. She said we would need a list of participating houses a week before pickup. The Board consensus was that a scheduled pickup would be easier to monitor and have less liability or the HOA.
 - a) Marty supported Vonney's comments about having a roll-out twice a year and the donation truck. He suggested we have the 2nd roll-out this fall with the donation truck.
 - b) We didn't work out any details, but it's a possibility we could do that sometime this fall.
 - 7) Vonney stated we need to let the HOA members know that Waste Connections gives us a 40% discount for drop-offs at their landfill transfer station.

NEW BUSINESS

- a. Planning Updates for Upcoming Social Events
 - 1) July 24: Ice Cream Social and Book Swap
 - 2) Aug 28: Block Party
 - 3) Sep 11: Outdoor Music Event
 - 4) The Social Committee met on 10 June 2021 to discuss the upcoming events.
 - a) Susan Henderson, Bill Hoover, and Janice were joined by Amanda Schneider and Kala Loptien, 2 recent newcomers to our neighborhood.
 - b) Since this will be the first year for the Book Swap/ Ice Cream Social event, the challenge will be predicting the amount of participation and thus the amount of ice cream needed and keeping it cold (since this is an outdoor event).
 - c) Details for the Book Swap and Ice Cream Social are provided in Attachment 5.
 - d) This week, the Social Committee will be putting up 7 signs, announcing the Book Swap and Ice Cream Social, around the neighborhood.
 - e) Vicki needs to send out an email blast announcing the Book Swap and Ice Cream Social.
 - f) Another challenge, related to the block party and since the Gallofs do not have a grill, will be perhaps finding volunteer(s) to provide the grills and cooking expertise.
 - 5) The Board discussed the possibility of having breakfast burritos at the Block Party. Janice will have the Social Committee look into businesses where we could buy breakfast burritos.
 - 6) Vonney stated Steve Paradis would like to have a flag disposal ceremony at the Block Party to properly dispose of tattered neighborhood American flags. This ceremony could take place ½ hour before the start of the Block Party. Sandy reminded everyone this ceremony would be contingent on what burn restrictions are in place.
 - 7) Music Event:

- a) Vonney stated a single musician might cost approximately \$100 for 1-2 hours.
 - b) Vonney stated Steve Paradis knows several jazz musicians who might be available.
 - c) Vonney stated bands normally cost about \$1000.
 - d) Vonney took an action to check out available bands.
 - e) Ken stated Vonney should check out the bands that participate in the Hillside Gardens concerts.
 - f) The Social Committee, as part of its planning, should check to determine any City requirements/restrictions (e.g., permits, noise restrictions, etc.).
- 8) Funding: Marty reported that, since we had no Social events in 2020 due to COVID restrictions, we have ample funding to support 2021 Social events.
- b. Historic Neighborhoods Partnership
- 1) Sandy presented information on the Historic Neighborhoods Partnership meeting of 7 July 2021 (Attachment 6).
 - 2) Vonney asked what the benefits are if we join this partnership. Sandy said it provides a stronger voice to the City Council on issues that affect voluntary neighborhood organizations.
 - 3) Ken raised a concern, based upon his experience with Texas Historic Neighborhood Associations, that they could try to enforce very restrictive rules in historic neighborhoods.
 - 4) Ken asked if we can get the Historic Neighborhood Partnership approved Bylaws to see how they plan to operate. Sandy agreed to ask for a copy of these Bylaws.
 - 5) Ken agreed to shadow Sandy with regards to HNP activities. Sandy will ensure Ken's contact information is provided to the HNP Chairperson so Ken can participate in their Zoom meetings and receive updated information.
 - 6) This Partnership was compared to current CONO involvement. The Board discussed the possibility of involvement in both vs just one. It was determined more information was needed from the HNP.

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome/History
 - 1) Dorothy reported the Welcome Committee distributed two Welcome packages (one on Bennett and the second on Leslie/Paseo). She still has not been able to deliver packages to new owners on the corner of Bennett/Circle, Leslie (near Chelton Drive), 3219 Austin Place, the corner of Marilyn Road/Centre, or Paseo (near Country Club).
 - 2) Janice reported a person who had lived at 2847 Marilyn Road from 1959-1961 stopped by with his family to see the house. He had many fond memories of the neighborhood and got a tour of the house. Janice sold him a copy of the History Book.
- b. Communications: Nothing to report.
- c. CONO:
 - 1) Ken reported Bruce Barron is still running the CONO Neighborhood Support Group. CONO had a presentation on Reserves 8 July 2021. The presentation was appropriate for HOAs that have Common Interest properties, which we do not have.
- d. Covenants: Nothing to report.
- e. Safety:
 - 1) Sandy reported two burglaries occurred in our neighborhood on 5-6 July 2021. One was in the 2700 block of Marilyn Road and the second, an auto burglary where a truck window was broken and tools stolen, was in the 2800 block of Country Club Drive. Another burglary was reported on 5 July 2021 in the 2800 block of Country Club Place. Other police activities included a drunken driver accident in the 2900 block of Highland Drive on 10 July 2021 where the driver drove into the front yard bushes and knocked down a mailbox, an auto burglary in the 2500 block of Fairview Circle on 20 June 2021, a vehicle theft in the 2500 block of Fairview Circle on 26 June 2021, and a subject with a weapon reported in the 2500 block of Bennett Ave on 30 June 2021.

- 2) Sandy asked if Dorothy could check via her Neighborhood Watch police points of contact if there was more information available on these incidents. Dorothy replied she contacted M. J. Johnson, her Neighborhood Watch Point of Contact. He referred her to the online web pages we already review and he had no further information.

Vonney motioned the meeting be adjourned. Marty seconded the motion. The meeting was adjourned at 6:50 PM.

The next regularly scheduled meeting will be: **Tuesday, 10 August 2021 at 5:30 pm. The next meeting will be at 2847 Marilyn Road.**

Respectfully submitted,
Sanford Gallof, Secretary

CCHOA BOARD

Board Positions as of Nov 2020:

President Vonney Northrop
Vice President . Janice Marie-Gallof
Treasurer..... Marty Henderson
Secretary Sandy Gallof
At-Large Dorothy Hornby
At-Large Ken Francois CONO Representative
At-Large Vicki Tostanoski..... Chief Information Officer - Communications

COMMITTEES:

- COVENANTS/ARCHITECTURE: CHAIRMAN - Open
MEMBERS: Dave May, Rich Northrop
- SAFETY: BOARD COORDINATOR Sandy Gallof
MEMBERS: Bob Frye, Steve Paradis, Dave May
- HISTORY: BOARD COORDINATOR- Janice Marie-Gallof
MEMBERS: John Potterat, Judie Werschkey
- SOCIAL/WELCOME: BOARD COORDINATOR – Janice Marie-Gallof/Dorothy Hornby (Welcome)
SOCIAL MEMBERS: Susan Henderson, Bill Hoover, Kala Loptien, Amanda Schneider
- MEMBERSHIP: BOARD COORDINATOR – Marty Henderson (maintains database)
MEMBERS: Open
- COMMUNICATIONS: BOARD COORDINATOR - Vicki Tostanoski
MEMBERS: Susan Henderson (Newsletter),

ATTACHMENT 1
Board Meeting Agenda
13 July 2021

1. Convene **5:30 pm**
2. Roll Call
3. Reading and Approval of Minutes of Previous Meeting
4. Approval of Financial Report
5. Old Business (matters previously introduced which have come over from the preceding meeting)
 - a. Board Succession/Volunteers Update
 - b. Garage Sale Review
6. New Business
 - a. Planning Updates for Upcoming Social Events
 - 1) July 23: Ice Cream Social and Book Swap
 - 2) Aug 28: Block Party
 - 3) Sep 11: Outdoor Music Event
 - b. Historic Neighborhoods Partnership
7. Status Reports of Standing (permanently established) Committees (Reports to be provided prior to Board Meeting. **Time allocated at Board Meeting only if committees have issues for Board consideration**)
 - a) Social/Welcome
 - b) Communications
 - c) CONO
 - d) Covenants
 - e) History
 - f) Safety
8. Adjourn

**ATTACHMENT 2
TREASURER'S REPORT: CCHOA FINANCIAL STATUS**

As of June 30 2021			
Sources	Number	\$ Amount	
2021 Dues Paid USPS	201	\$6,030.00	5 more than last month
2021 Dues Paid via PayPal	6	\$172.98	Same as last month
2021 Dues Prorated	0	\$0.00	
2021 Dues Paid Extra	1	\$89.16	1 more than last month, homeowner gave trash overpayment to HOA
Totals for 2021	207	\$6,292.14	
% of 314 Homes that Paid 2021 Dues	65.92%		
2022 Dues Paid USPS	0	\$0.00	
2022 Dues Paid via PayPal	0	\$0.00	
2022 Dues Paid Extra	0	\$0.00	
Totals for 2022	0	\$0.00	
% of 314 Homes that Paid 2022 Dues	0.00%		
Number of Trash Customers	158		4 more than last month
% of 314 Homes that have signed up for trash	50.32%		
Operating Checking Account Balance		\$20,896.40	
Commitment to Waste Connection		\$12,424.46	
History Book Fund		\$443.04	
Operating Balance		\$8,028.90	
Reserve Account Balance		\$2,360.80	
Total Available HOA Funds		\$10,389.70	

**ATTACHMENT 3
TREASURER'S REPORT: RECONCILIATION DETAIL**

1:41 PM

07/04/21

**Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 06/30/2021**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						22,580.95
Cleared Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	06/02/2021	EFT	Waste Connections	X	-2,019.80	-2,019.80
Bill Pmt -Check	06/05/2021	Debit	Minuteman Press	X	-275.41	-2,295.21
Total Checks and Payments					-2,295.21	-2,295.21
Deposits and Credits - 6 items						
Check	12/10/2020	445	Rains Carrie	X	0.00	0.00
Deposit	06/11/2021			X	149.16	149.16
Deposit	06/15/2021			X	119.16	268.32
Deposit	06/17/2021			X	134.02	402.34
Deposit	06/25/2021			X	89.16	491.50
Deposit	06/27/2021			X	119.16	610.66
Total Deposits and Credits					610.66	610.66
Total Cleared Transactions					-1,684.55	-1,684.55
Cleared Balance					-1,684.55	20,896.40
Uncleared Transactions						
Checks and Payments - 1 item						
Check	06/24/2021	449	Northrop Richard D		-45.31	-45.31
Total Checks and Payments					-45.31	-45.31
Total Uncleared Transactions					-45.31	-45.31
Register Balance as of 06/30/2021					-1,729.86	20,851.09
Ending Balance					-1,729.86	20,851.09

ATTACHMENT 4
Reconciliation Summary - Reserve

1:45 PM
07/04/21

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 06/30/2021

	<u>Jun 30, 21</u>
Beginning Balance	2,360.80
Cleared Balance	2,360.80
Register Balance as of 06/30/2021	2,360.80
Ending Balance	2,360.80

ATTACHMENT 5 SOCIAL COMMITTEE REPORT

SIGNS: Susan has 10 blank Amazon waterproof signs and will use Kala's postcard design on both sides of the signs. Bill and Janice will place the signs at various street corners within the neighborhood during the weekend of 7/17-18 before the event date of 7/24.

POSTCARDS: Amanda will send Kala's postcard design to the online vendor Vistaprint to produce and mail to 174 HOA members who do not receive email communication. She will submit the paid receipt to Marty for reimbursement. (NOTE: Amanda please let me know when the postcard should be mailed so I can initiate an email notification at the same time)

ICE CREAM: After considering several different options, e.g. ice cream truck, Ice cream cooler delivery, Kona Ice Truck, Costco choices, we decided the most cost effective option was to purchase Costco products. Committee members will provide ice chests. Amanda and Janice offered some freezer storage as needed. If more ice cream is need during the event, someone will go to Costco for another purchase.

Since this the first time an HOA ice cream social event has been held, our decision was based on not being able to predict the amount of demand and therefore taking a very conservative approach for this first effort.

Water bottles and the ice cream will be picked up the day of the event.

Napkins and one large cardboard trash container are already available from a HOA previous event.

BOOKS: These should be delivered to Janice's front porch during the week before 7/24. She will let the committee members know by Wednesday the 21st if there is a need to start sorting an abundance of books received and a need for boxes. As indicated on the postcard, Amanda will be the contact person for pickup of books if needed. Bill and Amanda will bring tarps to cover books in case of rain.

EXPENSES: Signs = \$36.; postcards = \$147.; ice cream = \$40-60; TOTAL = \$213 -233. Plus ice and water for 100.

ATTACHMENT 6
NOTES ON 7 JULY 2021 HISTORIC NEIGHBORHOOD PARTNERSHIP MEETING
(Items in Red added by Sandy Gallof)

BOARD MEETING – WEDNESDAY, JULY 7, 2021 – 6:30 P.M.

The Historic Neighborhoods Partnership (HNP) met via Zoom on 7 July 2021. The meeting started at 6:30 PM and lasted 2 hours. See Attachment 1 for Gazette article on HNP. Additional HNP information can be found at Attachment 2.

In Attendance:

Mike Anderson	Old North End	Treasurer
Tim Boddington	Historic Preservation Alliance HPA	
Carol Corcoran	Pleasant Valley	
Dianne Bridges	Near North End	Chairman
Cheryl Brown	Near North End	
Louise Conner*	Middle Shooks Run	Secretary
Sanford Gallof	Colorado Springs Country Club	
Monica Hobbs*	Near North End	
James Kin	Rowles Open Space	
Jim	Skyway	
Bob Loevy*	Old North End	Meeting Notes
Joan Moon*	Pleasant Valley	
Judith Rice-Jones*	Bonnyville/ Bon Park	
Dutch Schulz	Old North End	

* Voting Board member for neighborhood

1. Dutch Schulz reported on membership. He said membership in HNP should be inclusive and allow each neighborhood to define itself and its role in neighborhood preservation. The effort will be made to make HNP easy to join. He noted that 42 possible neighborhoods had been identified as meeting the 50-year requirement (for most buildings) to join HNP. **HNP is still expecting Patty Jewett to join but has not heard back from them. There are currently 11 other neighborhoods that have expressed interest in joining the HNP.**

2. Chairman Dianne Bridges reported on meetings with City Council members Richard Skorman and Nancy Henjum. Skorman was reported to like the HNP emphasis on finding solutions. Henjum continued to seek help in finding solutions to affordable housing problems in Colorado Springs.

3. Mike Anderson raised the issue of regular memberships and associate memberships. Regular memberships are for Homeowners' Associations, and each will have one vote on the Board of Directors. Associate memberships are for those who share the interests of HNP but are not directly involved. Associate members can be organizations, businesses, student interns, or individuals. Associate members will not have a vote on the Board of Directors. **The HNP Bylaws have been approved. The Bylaws include two types of membership, Historic Neighborhood Organizations (HNOs) and Associates.**

- a. **HNOs must have a majority of homes within their boundary at least 50 years old, be a voluntary organization, have or planning Bylaws and have or planning to have officers. We appear to meet all of these requirements. We have 121 homes 60 years or older, 251 homes 55 years or older, 305 homes 50 years or older and only 11 homes less than 50 years old. Our oldest home is 111 years old.**
- b. **Associates can be individuals, civic groups, non-profit groups, or businesses.**
- c. **Associates get all information from the HNP but cannot vote on HNP issues.**

Organizations or individuals must submit a written application in the format approved by the HNP Board.

4. Mike Anderson presented a tentative budget for HNP. It included expenses for such things as setting up a website, insurance covering general liability for officers, and dues. Anderson noted the HNP could be sued for almost anything. Bob Loevy made a motion to adopt the Budget. Monica Hobbs seconded. A roll-call vote was taken:

Bonnyville	Rice-Jones	Yes
Middle Shooks Run	Conner	Yes
Near North End	Hobbs	Yes
Old North End	Loevy	Yes
Pleasant Valley	Moon	Yes

The Budget was unanimously adopted by a vote of 5 to 0.

5. After a discussion with proposed dues ranging from \$75 to \$120, dues were set at \$75 for Homeowners' Association members and \$35 for Associate Members. Those who wished to do so could make higher organizational or individual contributions. Bob Loevy made a motion to adopt the dues schedule, Second heard but not recorded:

Bonnyville	Rice-Jones	Yes
Middle Shooks Run	Conner	Yes
Near North End	Hobbs	Yes
Old North End	Loevy	Yes
Pleasant Valley	Moon	Yes

The dues schedule was adopted unanimously by a vote of 5 to 0.

6. The Board reviewed a proposal from an ad hoc committee of HNP to reach a compromise on a move by Colorado Springs city government to relax carport restrictions in front yards in residential zones. The proposed compromise provided:

1. New carports in front yards would have to meet the architectural standards of the neighborhood.
2. New carports in front yards would be a conditional use, which would require approval by the City Planning Commission (with appeal to the City Council).
3. New carports in front yards would require a building permit, thereby to guarantee structural adequacy and safety.

The Board debated who in the city government would determine the extent to which new carports would meet neighborhood architectural standards. It was noted that the city government usually reviews only for structural safety and not for aesthetics. It was speculated that the city government would not approve the compromise because of all the extra work involved in determining architectural standards and enforcing them.

The Historic Preservation Board of Colorado Springs reviews architectural compatibility in the Historic Overlay. Unfortunately, only the Old North End is currently in the Historic Overlay.

Dutch Schulz argued that the historic neighborhoods should be granted the same power to enforce architectural and design standards that are currently possessed by state-authorized legal Home Owners' Associations (HOAs). Each neighborhood should have a vote on its own standards.

On the motion of Louise Conner with Monica Hobbs seconding, it was proposed to adopt the Carport Position Statement of HNP:

Bonnyville	Rice-Jones	Yes
Middle Shooks Run	Conner	Yes
Near North End	Hobbs	Yes
Old North End	Loevy	No

Pleasant Valley

Moon

Yes

The Carport Position Statement was adopted by a vote of 4 to 1. **The Old North End representative voted against the recommendations because they do not want any carports in the front area and there is no real enforcement agency for architectural compatibility. The 12 July City Council Work Session will discuss the proposed Ordinance changes.**

7. The Board moved to a brief discussion of RetoolCOS. Module 3 of the zoning reform plan is 300 pages long and available on the city government web site. Disturbing provisions include:

1. Planning Commission will decide all land-use and zoning issues. There will be no appeal, as now, to City Council. City Council has often, in the past, reversed Planning Commission decisions that were harmful to historic neighborhoods.

2. Anyone wanting to protest a proposed land-use or zoning change will have to live within 1,000 feet of the zone change. This will eliminate neighbors living more than 1,000 feet away from having a say in the matter, even when the project is a large one with far-reaching effects on an entire neighborhood.

As previously reported, R-2 and R-4 and R-5 zones will not be transferred into flex zoning with lower design standards, according to city government officials. Height limits in C-5 and C-6 zones will not be raised to seven-stories high.

RetoolCOS is scheduled for final adoption in about 9 months.

On 6 July the City Planning presented an overview of Module 3 status (see https://coloradosprings.gov/sites/default/files/inline-images/retoolcos_module_3_presentation.pdf)

On 7 or 8 July City Planning was to provide a draft document (300 pages) with comments due back by 3 August. The only version I could find was dated Feb 2021 (at https://coloradosprings.gov/sites/default/files/inline-images/retoolcos_projectplan-final.pdf).

8. It was noted a Single-Family lot in Skyway had been turned into Two-Family by building a hallway between a main structure and an Accessory Dwelling Unit (ADU). **Detached ADUs are not permitted in R-1 zones so this is an effort to bypass/skirt the ordinance restrictions.** Also noted was the need to define the exact boundaries of neighborhoods and register those boundaries with city government. **Dianne Bridges, Chairperson HNP, stated the City has a map showing Colorado Springs neighborhoods. She will send the map to all attendees to review to ensure the neighborhood boundaries are accurately depicted.**

9. The next meeting was set for Wednesday, July 21, 2021, at 6:30 P.M. **I will plan on attending if the Board agrees.**

ATTACHMENT 1

Gazette Article on HNP Formation

Historic neighborhoods in Colorado Springs organizing to advocate for themselves

Jun 17, 2021 Updated Jun 18, 2021

Historic neighborhoods across Colorado Springs are organizing to advocate for themselves as the city ponders policy to allow denser housing and a long-term comprehensive transportation plan.

The new Historic Neighborhoods Partnership hopes to advocate for potential solutions to the challenges facing the city around issues like affordable housing in addition to protecting the look and feel of their neighborhoods, chairwoman Dianne Bridges said. The group's recently formed board includes representatives from the Old North End, the Near North End, Middle Shooks Run, Mesa Springs, Bonnyville, which is northeast of the Old North End and Pleasant Valley, northwest of Old Colorado City. The group is talking with five additional neighborhoods about membership, she said.

The neighborhoods are all more than 50 years old and don't have homeowner associations that can enforce neighborhood-level rules about architecture and landscaping, which helped prompt the formation of the partnership.

"We're exploring what are the right avenues to protect the nature of our neighborhoods," Bridges said.

Bridges, a Near North End resident, wants to preserve the mature trees, beautiful churches and turn of the century homes that she says set the neighborhood apart. The group is ready for battle against proposals like the city's now-abandoned plan to rezone portions of older neighborhoods to allow multistory apartment buildings.

Still, she says, the group is not necessarily opposed to higher density housing that would preserve existing architecture, she said.

"The biggest concern, in a summary, is how it is done," she said.

The group is also interested in historic overlay zones or character zones administered through the city that could help protect the neighborhoods, she said. A portion of the Old North End has a historic overlay zone that governs how the exterior of old homes can be remodeled.

The city is also mulling new character overlay zones that could offer some protection as well, although they are still in development, Bridges said. Each neighborhood could help determine the specific attributes that should be preserved in their area.

The group is also concerned about how plans to manage transportation, such as the proposed bus services along north Nevada Avenue, and improving communication between the city and historic neighborhoods and among the neighborhood groups.

A big key for the group is gaining the ability to weigh-in early on city plans to smooth potential problems, rather than reacting to proposals late in the game.

"We don't want to just complain, we want to have ideas about solutions," she said.

The model of the new organization is similar to the Council of Neighborhoods and Organization, a group that has been without a director since the end of April.

CONO Board Chair Rick Hoover said the new group was disappointed with problems at the council, but he hoped the two groups could work together in the future.

"Hopefully we can get things resolved, so we don't have to duplicate our efforts," he said.

Those interested in the new partnership can email HNPCOS@gmail.com.

Attachment 2
Additional HNP Information

Historic Neighborhoods Partnership (HNP) As of 12 June 2021

Who We Are:

We are a group of Volunteer Neighborhood Associations in the older and long-established neighborhoods of Colorado Springs.

Our current Board of Directors comprises members from: Bon Park/Bonnyville, Mesa Springs, Middle Shooks Run, Near North End, Old North End and Pleasant Valley. The Historic Preservation Alliance is an alliance. Other volunteer neighborhood associations are being recruited.

The Difference We Bring:

We are a collective voice, identifying options and solutions, not just problems and concerns. We are a team who partners with others, not work against others. We are collaborators not separators.

Our Mission:

To bring together the older and long-established neighborhoods of Colorado Springs in a mutual effort to preserve their various architectural styles and qualities of life. We will provide a strong sense of purpose and a voice for our neighborhoods as they seek to progress and improve and engage in addressing major issues. Surveys and public meetings will enable us to gauge and thus better represent the goals and needs of our constituent neighborhoods. We will work with local governments to make and perfect master plans for these neighborhoods and put these plans into effect. Through research, photography, publication, and zoning, we will seek to preserve the unique history and character of each neighborhood.

Our Purpose:

1. Work in a coordinated, collaborative manner to preserve the historic nature and character of the older and long-established neighborhoods of Colorado Springs.
2. Bring together the older and long-established neighborhoods within the City of Colorado Springs in a coalition to represent the interests of neighborhoods and to collectively address issues of common interest.
3. Provide for the sharing and exchange of information and expertise between member neighborhood organizations to enable them to achieve their goals and objectives.