



Country Club

Homeowners' Association

Dedicated to building our community

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 8 June 2021

Due to Zoom issues on 8 June 2021, the June Board Meeting was delayed until 9 June 2021 and was held at 2847 Marilyn Road. Vice President Janice Marie-Gallof called the meeting of the CCHOA Board to order at 5:35 PM on 9 June 2021.

Present: Sandy Gallof, Janice Marie-Gallof, Marty Henderson, and Dorothy Hornby.

Absent: Vonney Northrop, Ken Francois, and 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 11 May 2021 were presented. Marty motioned that the minutes be approved. Dorothy seconded the motion. The minutes were approved unanimously.

FINANCIAL REPORT (Marty Henderson):

- a. The Treasurer's Financial Reports for the period ending 31 May 2021 are provided in Attachments 2-4.
- b. The HOA has \$10,425.95 available for its use. The US Bank Operating Checking account reconciled without issues. The operating checking account balance is \$22,580.95 with \$14,072.76 reserved for Waste Connections and another \$443.04 reserved for the History Fund.
- c. One more neighbor paid their 2021 dues which brings us up to 64% of the homes have paid their voluntary dues.
- d. We added 1 new trash customer this month. That brings our total up to 154, or 49%.
- e. The June Newsletter was assembled and edited by Susan and Marty created the address list for Minuteman Press who received it on June 1st for printing and mailing of 200 paper copies. The email version will be sent out on 10 June 2021.
- f. Marty stated he met with our insurance company to review our current insurance policy. No change in insurance or cost are expected.
- g. Dorothy motioned that the Financial Reports be approved. Janice seconded the motion. The Reports were approved unanimously.

OLD BUSINESS

- a. Board Succession/Volunteer Update:
 - 1) Marty reported Ken has started training to assume some of the Treasurer and Trash Service functions.
 - 2) Janice reported two new neighbors have volunteered for the Social Committee.

- b. Neighborhood Issues Web Page Addition Approval
 - 1) Sandy presented the proposed web page addition and Reply form (Attachments 5 and 6).
 - 2) Janice motioned these items be approved. Marty seconded the motion. The motion was approved unanimously.
- c. 3205 Leslie Land Use Application Update
 - 1) Sandy stated the status, as shown on the Planning and Community Development Land Development Review Search page, https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm, has not changed.
 - 2) Sandy also stated that Zillow is now showing this property, as of 28 May 2021, is once again for sale. The pending sale, as noted in February 2021, appears to have fallen through.
- d. Garage Sale Final Planning Update
 - 1) Since Vonney was ill and could not attend, there was no update provided at the meeting.

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
 - 4) The Social Committee will meet on 10 June 2021 to discuss the upcoming events.
 - a) Susan Henderson, Bill Hoover, and Janice will be 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) 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.
- b. Neighborhood Issues
 - 1) Nextdoor Mail Issue
 - a) Marty reported a neighbor dropped off in his mailbox a received letter from someone on Fairview Drive regarding the Nextdoor app.
 - b) The neighbor incorrectly assumed the letter came from the HOA and demanded the HOA stop sending him correspondence or he would sue. This neighbor has previously stated he wanted nothing to do with the HOA.
 - c) Marty motioned that, per the neighbors wishes, this neighbor be removed from any further correspondence. Dorothy seconded the motion. The motion was approved unanimously.
 - 2) Carport Ordinance
 - a) Sandy presented the latest information on the proposed Carport ordinance (Attachment 7).
 - b) As written, the proposed ordinance would apply to our area.
 - c) Sandy will continue to track the proposed ordinance and advise the Board of any changes/impacts.
 - 3) Historic Neighborhoods Partnership

- a) Sandy presented information on the Historic Neighborhoods Partnership (Attachment 8)
 - b) This partnership appears to closely align with our thought of being more of a Neighborhood Association than a HOA.
 - c) Marty will look into what would be required to become a Neighborhood Association.
 - d) If we decide to go forward with changing to a Neighborhood Association, Sandy recommended this be put to a vote at the Annual Homeowners Meeting.
 - e) Janice motioned that we pursue more information on the Historic Neighborhood Partnership. Dorothy seconded the motion. The motion was approved unanimously.
- c. COVID-19 Restrictions Impacts
- 1) Sandy presented the current status of COVID-19 restrictions (Attachment 9).
 - 2) Sandy will check with the Ascension Lutheran Church to determine if we can start using their facility for meetings.
 - 3) An alternate option would be to rotate Board Meeting locations between Board member homes.

STATUS REPORTS OF STANDING COMMITTEES

- a. Social/Welcome/History
 - 1) Dorothy reported she asked Mary Corrow to deliver a Welcome package to 3018 Country Club Drive.
 - 2) Janice reported nothing new with the History effort.
 - 3) Dorothy reported it appears previous homeowners are not leaving their copy of the History Book for new owners.
- b. Communications: Nothing to report.
- c. CONO:
 - 1) Ken reported nothing new.
- d. Covenants:
 - 1) Sandy reported nothing new.
- e. Safety:
 - 1) Sandy reported nothing new. There have been no significant police events in our neighborhood in the last two weeks.

Marty motioned the meeting be adjourned. Dorothy seconded the motion. The meeting was adjourned at 6:20 PM.

The next regularly scheduled meeting will be: **Tuesday, 13 July 2021 at 5:30 pm. The next meeting will be via Zoom or in person at a currently To Be Determined location.**

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 FrancoisCONO 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
8 June 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. Neighborhood Issues Web Page Addition Approval
 - c. 3205 Leslie Land Use Application Update
 - d. Garage Sale Final Planning Update
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. Neighborhood Issues
 - 1) Nextdoor Mail Issue
 - 2) Carport Ordinance
 - 3) Historic Neighborhoods Partnership
 - c. COVID-19 Restrictions Impacts
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 May 31 2021			
Sources	Number	\$ Amount	
2021 Dues Paid USPS	196	\$5,880.00	1 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	0	\$0.00	
Totals for 2021	202	\$6,052.98	
% of 314 Homes that Paid 2021 Dues	64.33%		
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	154		1 more than last month
% of 314 Homes that have signed up for trash	49.04%		
Operating Checking Account Balance		\$22,580.95	
Commitment to Waste Connection		\$14,072.76	
History Book Fund		\$443.04	
Operating Balance		\$8,065.15	
Reserve Account Balance		\$2,360.80	
Total Available HOA Funds		\$10,425.95	

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

10:20 AM
06/01/21

**Country Club Homeowners Association
Reconciliation Detail
US Bank - Operating, Period Ending 05/31/2021**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						24,368.80
Cleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	05/04/2021	EFT	Waste Connections	X	-1,966.73	-1,966.73
Total Checks and Payments					-1,966.73	-1,966.73
Deposits and Credits - 2 items						
Deposit	05/04/2021			X	148.88	148.88
Deposit	05/12/2021			X	30.00	178.88
Total Deposits and Credits					178.88	178.88
Total Cleared Transactions					-1,787.85	-1,787.85
Cleared Balance					-1,787.85	22,580.95
Uncleared Transactions						
Checks and Payments - 1 item						
Check	12/10/2020	445	Rains Carrie		-43.26	-43.26
Total Checks and Payments					-43.26	-43.26
Total Uncleared Transactions					-43.26	-43.26
Register Balance as of 05/31/2021					-1,831.11	22,537.69
Ending Balance					-1,831.11	22,537.69

ATTACHMENT 4
Reconciliation Summary

10:23 AM
06/01/21

Country Club Homeowners Association
Reconciliation Summary
US Bank - Reserve, Period Ending 05/31/2021

	<u>May 31, 21</u>
Beginning Balance	2,360.80
Cleared Balance	2,360.80
Register Balance as of 05/31/2021	2,360.80
Ending Balance	2,360.80

**ATTACHMENT 5
PROPOSED WEB PAGE ADDITION**

NEIGHBORHOOD ISSUES

We live in a great neighborhood with caring neighbors. But, even the best neighbors may sometimes have issues. Here's some guidance on how to work together to resolve neighborhood issues.

The best method to avoid issues is “Be good considerate neighbors. Talk to your neighbors when you are doing a project that could impacts the appearance of the neighborhood. Finally, be receptive to your neighbors’ concerns and suggestions.”

If you have an issue with a neighbor, you should first discuss your concerns with the neighbor and see if you and they can resolve the issue. The Board can help you ascertain if the issue is a covenants and/or a City Code issue.

If the issue is a City Code violation and the neighbor does not fix the issue, you can contact City Code Enforcement at <https://coloradosprings.gov/neighborhood-services/webform/code-enforcement-complaint-form> or call 719-444-7891 to report the issue.

If the issue is a covenants but not a City Code issue and the neighbor does not fix the issue, at two or more neighbors request, the Board can contact the homeowner and see if we can work with them to resolve the issue. If that fails, the complaining homeowners have the right to take legal action if they so wish. The CCHOA believes, however, that the cost, complexity, and delay inherent in court proceedings make litigation a particularly inefficient means of resolving community disagreements. Further, relationships in our community may be damaged through use of adversarial means of resolving disputes.

If you report an issue to the Board, you will receive a reply, once our review is completed, identifying our findings and recommendations.

**ATTACHMENT 6
PROPOSED NEIGHBORHOOD ISSUE REPLY FORM**

ISSUE:

FINDINGS

RECOMMENDATIONS:

ATTACHMENT 7 CARPORT ORDINANCE INFORMATION

Colorado Springs residents had until 6 June 2021 to weigh in on new rules that will govern new and existing carports in front of homes.

The City has received about 200 comments on the carport rules already and a few themes are starting to emerge, said Mitch Hammes, neighborhood services manager. So far, he's heard that residents in favor of carports do not want to see them limited to houses with one-car garages. "Overwhelming people have asked for that to be taken out," Hammes said. The comments have also shown residents opposed to carports are concerned with their appearance and structural integrity, he said.

Carports in front of homes have largely not been allowed in the city for years, unless the home was on a large lot. But the rules were often not enforced, and many people have put up carports across the city to protect their cars from the weather. A series of complaints against homeowners with carports brought the issue to City Council's attention.

City Council will consider an ordinance this summer that, if approved, would allow carports in the front yard setback in all single-family and most multi-family zoned areas. Although front-yard carports are not allowed in Colorado Springs, City Council passed a moratorium in January to delay enforcement of carport regulations for six months. This was in response to residents voicing the need to protect their vehicles from damaging weather when they could not be stored in a garage or other covered parking.

This ordinance defines a carport as: "a permanent structure consisting of a roof and supported on posts with three or four open sides used as a minimal shelter for an automobile. It may be freestanding or attached to another structure on one side."

As written, the proposed ordinance would apply to zones A, R, R1-600, R1-900, R2, R4, and single-family PUD zone districts.

Homeowners associations may elect to supersede the ordinance to prohibit front yard carports.

City officials expect to present revised rules to the Colorado Springs Planning Commission on June 17.

ATTACHMENT 8 HISTORIC NEIGHBORHOODS PARTNERSHIP INFORMATION

Volunteer neighborhood associations, feeling disenfranchised, join together | Cronin and Loevy

- Tom Cronin and Bob Loevy Special to The Gazette

A new civic association has recently formed in Colorado Springs to represent our older and more established neighborhoods. **The goal of this new group is to give a stronger political voice to the homeowners in these older neighborhoods as they work to preserve both the traditional look and the quality of life in their part of the city.** Some of these neighborhoods surround downtown Colorado Springs and go back as far as the 1890s. Others were built in the 1920s and 1930s. Some are comparatively newer neighborhoods that were built after World War II.

Volunteer neighborhood associations involved include Bon Park/Bonnyville, Ivywild, Mesa Springs, Middle Shooks Run, Near North End, Old North End, Patty Jewett, and Pleasant Valley. Other volunteer neighborhood associations are being recruited.

The name of this new civic lobbying organization is **Historic Neighborhoods Partnership. Members are busy with early organizational efforts such as securing a state charter, writing bylaws, arranging tax exemptions for donations, merging newsletter e-mail lists, and clarifying neighborhood boundaries.**

Volunteer neighborhood associations in Colorado Springs have felt disenfranchised lately. A national initiative to alter single-family and two-family zoning protections threatens to fill older areas with new apartments and apartment buildings. Short term rentals (Airbnb, Vrbo, etc.) are proliferating like rabbits next door to single-family and two-family homes. There are proposals to allow the building of high-rise apartments, some as high as seven stories, in or close to existing low-rise residential areas.

The result will be to increase the density of people and automobiles and thereby make older established neighborhoods less pleasant to live in. As families move away from these higher density neighborhoods, the nearby public schools are likely to be weakened and lose students. That will change the neighborhood.

There is another reason our older and more established center city neighborhoods want a good way of getting their voices heard by City Council. Newer neighborhoods in Colorado Springs are organized as HOAs (homeowners associations). **HOAs are legal bodies sanctioned by state law. They can make their own rules concerning single-family zoning, banning short term rentals and limiting high-rise buildings — and most do.**

Newer neighborhoods thus have much less to fear from new densification laws that may crowd in more people and more vehicles. Older neighborhoods, however, have no such powers and must live by whatever zoning and building regulations are passed by City Council.

The neighborhoods forming Historic Neighborhoods Partnership vary considerably in the time they were built and their dominant architectural styles. The Near North End and the Old North End first developed in the late 1800s and have many large Victorian homes with distinctive decorations, such as bay windows and medieval-looking towers. Ivywild, Mesa Springs, Middle Shooks Run, and Patty Jewett were mainly built in the first half of the 20th Century and have many bungalow style homes, which can be deceptively spacious inside. Bungalow homes have full-length covered front porches and lots of fancy woodwork, both inside the house and out. There also are occasional Spanish Mission style homes in these areas.

Then there are the post-World War II neighborhoods such as Bon Park/Bonnyville and Pleasant Valley. They mainly feature one-story ranch houses (no stairs to climb) and an occasional split-level home.

In addition to speaking up politically for older established neighborhoods, Historic Neighborhoods Partnership **will encourage historic preservation activities within its participating neighborhood associations. That will include identifying, describing, and photographing historic homes.**

There also will be help for neighborhoods to apply for and gain Historic Preservation Overlay Zoning. That is a city program that encourages preservation of older neighborhoods by guiding the way historic homes are enlarged or remodeled.

Neighborhood preservationists arguing with those who would densify our existing center cities is not just a Colorado Springs debate. Cities across the country have to regularly make decisions about how to balance the location of high-rise commercial and apartment buildings — and the upstart Airbnb types — with the preservation of distinctive neighborhood communities. This struggle goes on in some of our great cities from Boston to Seattle and from Charleston to Tucson. Charleston has its famous South of Broad neighborhood. Tucson has a wonderful Sam Hughes neighborhood just east of the University of Arizona. Boston is a dense city yet has preserved the vitality of its Beacon Hill and North End neighborhoods, as well as its upscale Jamaica Plains and the gentrifying of South Boston. Seattle, also a dense city with plenty of high-rise construction, is similarly a city of splendid neighborhoods such as Seward Park, Ravenna, Green Lake, Fremont, and Magnolia.

Colorado Springs wrestles with questions of affordable housing, low income housing, Airbnb regulations, densification, and, at the same time, how to preserve the beauty and character of its older neighborhoods.

It is important to understand the virtues of what city planners call “infilling,” or what others might simply refer to as densification. It is more efficient for the city infrastructure to service dense sections of a city, and this can be good for city revenues and property tax collections.

A vital city needs commercial buildings and a wide range of choices for tourists and short-term visitors. It is important that existing historic and traditional neighborhoods not be opposed to diversity or affordable housing opportunities. These values can sometimes be in conflict but need not be. Neighborhood preservation and densification strategies can be pursued together, yet this will require savvy and clearheaded city and organizational leadership.

ATTACHMENT 9
LATEST COVID MITIGATION AND RESTRICTIONS UPDATE

- **As of May 14, 2021**, fully vaccinated people can go without masks in public indoor spaces unless the setting requires otherwise.
- Unvaccinated people over age 11 are encouraged to continue wearing masks in all public indoor spaces where members of different households are present.
- Masks are still required in certain settings, including in schools for unvaccinated students, teachers, and staff, as well as other settings which are laid out in the Executive Order.
- Local communities and businesses may have additional mask restrictions.
- Everyone must still wear masks on planes, buses, trains, and other forms of public transportation traveling into, within, or out of the United States, and in U.S. transportation hubs such as airports and stations. This is required by federal law for both vaccinated and unvaccinated people.

We recommend that each person in your party have a mask on hand and check with each location prior to or upon arrival.

RESTRICTIONS & REGULATIONS

The following restrictions and regulations are currently in place but can change at any time:

- **Masks:** varies by location
- **Restaurants:** Restaurants can now operate at full capacity and most do not require masks by guests or servers
- **Indoor Events:** Indoor events less than 100 people have no restrictions other than the state mask order requirements; indoor events between 100-500 people must maintain six-foot distancing between non-vaccinated people and unknown vaccinated people and comply with the state mask order; indoor events over 500 people must obtain a variance from El Paso County Public Health (EPCPH) and Colorado Department of Public Health and Environment (CDPHE) prior to the event and comply with the state mask order
- **Outdoor Events:** Unseated outdoor events have no restrictions; seated events that are ticketed and over 30,000 square feet must consult with EPCPH and CDPHE prior to their event