



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

Homeowners' Association

www.countryclubestateshoa.org

MINUTES of the COUNTRY CLUB HOA BOARD MEETING – 24 April 2018

President Steve Paradis called the meeting of the CCHOA Board to order at 5:30 PM on 24 April 2018 at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.

Present: John Cuning, Sandy Gallof, Janice Marie-Gallof, Marty Henderson, Vicki Tostanoski, and Steve Paradis. Dave May, Anne Hudnall, and Hayden Gregory and were absent.

Guest: Previous Board Members Tom Waugh, Linda Kittiel, and Jerry Johnson.

The agenda for this meeting is provided in Attachment 1.

Block Party

- a. Steve Brought the previous Board Members up to date on Board progress.
 1. Governing documents, Articles of Incorporation, Bylaws, Covenants, and Operating Instructions) are at attorney for review for consistency and defensibility.
 2. Review should be completed by 15 May 2018.
 3. Plan to have two Townhalls to discuss the new Covenants prior to a Member vote.
 4. The HOA was awarded a Firewise Neighborhood designation. This will support our efforts to pursue grant money for fire mitigation of Palmer Park.
 5. We have 7-8 volunteers to do fire mitigation for those neighbors needing help.
 6. To date, approximately 45% of all owners have paid their 2018 dues.
- b. Steve stated we are looking at a 28 July 2018 Block Party.
- c. Block Party discussion followed:
 1. John talked to Sara Vaas, CONO, regarding Block Parties.
 - a) She stated a formal, city wide supported block parity requires an application, a \$25 fee, a prescribed date, location, and barricades paid for and erected by the HOA, a vote of 75 percent of homes affected by the barricade for permission.
 - b) The process and safety are supported by the police and fire department and with their regulations. This type carries more liability for the HOA.
 - c) Sara recommended a simpler and perhaps a more affordable plan. In fact, she suggested two smaller block parties with space and time between them to learn from our process.
 - d) Sara also suggested using RSVPs to scope the required supplies and using a Pot Luck to reduce costs.
 2. Steve then suggested two Block Parties, one on 28 July and the second on 15 September, without barricades. All agreed.
 - a) Both parties would be between 3 PM and 6 PM
 - b) Without barricades, people will be able to drive to the party locations and park on the streets.
 - c) The 28 July party would be on Marilyn Road between Holiday Lane and Grandview Lane.
 - d) Steve suggested the 28 July party could use Tom's, Steve's and Linda's driveways.
 - e) **The 15 September party would be in the area of Austin Drive. Marty will check for possible locations.**

- f) Tom will check on getting an ice cream truck to support the parties with people paying for whatever ice cream they wanted.
 - g) People would be invited to both parties. It was suggested that people who are homebound will be invited to participate by having food brought to them.
 - h) Sandy suggested color coded nametags to easily identify attendee streets (better to identify neighbors).
 - i) Steve asked Marty or Tom to check with Costco and Sam's Club regarding nonprofit membership for purchasing sodas, water and other party supplies.
 - j) Marty will check on getting Porta Potties from trash service companies servicing our neighborhood.
 - k) Steve suggested trash bags for rubbish. The bags will then be taken to his office for disposal.
 - l) It was suggested that people bring what they want, including chairs.
 - m) The HOA will provide hot dogs, burgers, rolls, condiments, plates, napkins, eating utensils, grills, coolers, and tables.
 - n) Sandy said we need volunteers to:
 - 1) Plan the party
 - 2) Set up for the party
 - 3) Cook/grill
 - 4) Clean up after the party
3. Party information will be provided in the May newsletter and via postcards.
4. RSVPs will be via the Web site or by calling Tom's or Steve's office (272-0203/570-1420).

The meeting was adjourned at 6:15 PM.

The next regularly scheduled meeting will be: **Tues, 15 May 2018 at 5:30 pm at the Ascension Lutheran Church, 2505 North Circle Drive, Colorado Springs, CO 80909.**

Respectfully submitted,
Sanford Gallof, Secretary

ATTACHMENT 1 – AGENDA FOR THE MEETING

1. Convene **5:30 pm**
2. Roll Call
3. Block Party
 - a. Barricades pro/con
 - b. One big party or two smaller parties (one in July and second in Sep)
 - c. Communications (Flyers, e-mail blast, etc.)
 - 1) Announcing Block Party and details
 - 2) Call for volunteers
 - 3) Ask for RSVPs (if potluck ask what will bring)
 - d. Volunteers
 - 1) Planning
 - 2) Set up
 - 3) Cooking
 - 4) Clean up
 - e. Food/Supplies
 - 1) HOA Provided
 - 2) Pot-Luck
4. Adjourn