

“Dedicated to building our community.”



www.CountryClubHOA.org

MINUTES of the COUNTRY CLUB HOA ANNUAL MEETING – 18 Nov 2023

The November Annual CCHOA Meeting was held from 9-10:30a.m. on 18 November 2023 at Ascension Lutheran Church 2505 North Circle Drive, Colorado Springs, CO 80909.

Approximately 50 homeowners or their proxies were in attendance via in-person or mail-in ballots.

The agenda for the meeting is provided in Attachment 1.

- A. Opening remarks by Marty Henderson, President
 - 1) Marty thanked everyone for coming to the Annual Meeting.
 - 2) Marty introduced the guest speakers for the Annual Meeting – Scott Abbott and Britt Haley.

- B. Remarks from Scott Abbott, Regional Parks and Open Space Manager & Britt Haley, Director of Parks and Recreation Cultural Department.
 - 1) Nate Cook is the Ranger for Palmer Park.
 - a. Palmer Park is not Nate’s only area of operation. He is responsible for much of the southeast side of Colorado Springs, so he cannot oversee Palmer Park 24/7.
 - b. Nate lives in the park and does his best, but cannot catch every violation that happens in the park.
 - c. Rangers in Colorado Springs do not have the authority to issue tickets or enforce laws.
 - 2) Fire Mitigation
 - a. The Parks Department had a meeting with contractors that will operate a large scale fire mitigation program throughout the park
 - 1. An archeological survey was done to make sure nothing of historical significance will be disturbed during the operation.
 - 3) A CCHOA member asked what is being done about the transient population in Palmer Park.
 - a. Scott encouraged residents to let the Parks Department know ASAP when they start to see signs of transit living in Palmer Park.
 - 1. The best way is to report information via the GoCOS App.
 - 2. Scott can also be reached at his office line of 719-385-6542.
 - 4) Another CCHOA member asked if there is anything being done about the drug use that occurs in the parking lots of Palmer Park.

- a. Scott stated these activities need to be report to the police immediately.
 - b. Rangers try to approach when they can, but don't have the enforcement needed to truly take care of such issues.
- 5) Another question was asked about what was being done to enforce the Palmer Park's leash laws.
- a. Scott said the Parks Department is trying to educate the public as much as possible about the need to obey the leash laws.
 - b. Rangers unfortunately cannot write tickets for dogs not on leash.
- 6) A question was asked about E-Bikes and how their use may be integrated into Palmer Park.
- a. Scott stated that the Parks Department has done a lot of research on E-Bikes.
 - b. They are looking into potentially implementing speed limits, rules of the road, etc, but nothing has been decided.
 - c. The Department may have to consider some creative options such as having alternating bike only or hike only days in the park, or having traffic go only one way on the trails.
- 7) Scott addressed the question of what could be done with the empty lot near Leslie and Paseo Road
- a. Scott confirmed it is a part of Palmer Park and stated that it is always a possibility to develop it into something for the community.
- 8) Guardians of Palmer Park (GoPP)
- a. Scott stated that joining GoPP is the number one way CCHOA members can get involved with taking care of the park.
 - b. GoPP are the ones that help keep trails in excellent condition.
 - c. The group has a work day in Palmer Park the first Saturday of the month and CCHOA members are encouraged to help on this day.

C. CCHOA Year in Review 2023

- 1) Marty Henderson, CCHOA President, gave an overview of CCHOA activities in 2023, provided in Attachment 2.
- a. Discussion was had about the newsletter and the potential of distributing it only in electronic form going forward.
 - 1. One neighbor stated she wants the board to continue paper newsletters as some in the neighborhood would not have access to the electronic version.
 - 2. There has not been a large response from the community as to whether or not the community is reading the newsletter. The board welcomes feedback from the community.
 - b. Our safety committee was inactive this year due to Sandy and Janice leaving the neighborhood. The board has identified a committee chair for next year.
 - 1. A private Facebook group has been established which will allow the community to report any incidences in the neighborhood such as crimes or wildlife sightings.

- 2) Amanda Schneider, CCHOA Secretary and Coordinator of the Safety Committee gave an overview of the social events for 2023, provided in Attachment 3.
 - a. There was discussion about how to improve the use of the dumpsters provided by the HOA for the Spring and Fall Cleanups.
 1. One CCHOA member commented that maybe we do not provide dumpsters for the neighborhood since it is a hassle at times.
 2. Another suggested doing time slots that neighbors sign up for to use the dumpster.
 - 3) Scott Hughes, CCHOA Director at Large and Coordinator of the HNP committee gave an overview of HNP for 2023.
 - a. HNP has been addressing the issue of cell towers going up in historic neighborhoods.
 - b. A lot of discussion was had this year around Connect COS and the expansion of Constitution Ave. The expansion has been tabled for now.
 - c. The mission of HNP is to ensure that the local government is not overstepping and that the local community has a voice.
 - 4) Kathy Poyner, CCHOA Treasurer, addressed the neighborhood trash service and the financial review for 2023, provided in Attachment 4.
 - a. One neighbor reminded the group that Waste Connections has an App that reminds when trash and recycling is being picked up.
 - b. Marty stated that the reason our trash bills are less expensive through the HOA (versus individual service) is because Kathy does the bookkeeping for the trash program and Waste Connections does not have to track each individual household in our neighborhood.
- D. Voting for the 2024 CCHOA board was conducted via ballots.
- 1) The HOA Exceeded the 10% quorum in order to conduct voting.
 - 2) Marty Henderson was elected President for 2 more years.
 - 3) Scott Hughes was elected as Vice President for a 2-year term.
 - 4) Kathy Poyner will continue as treasurer for another year.
 - 5) Mary Lock was elected as Secretary.
 - 6) Vic Lock was elected as a Director at Large and will coordinate the Safety Committee.
 - 7) Susan Henderson was elected as a Director at Large and will coordinate the Social Committee
 - 8) Maureen Logue will continue as a Director at Large and coordinate the Welcome Committee.
 - 9) Vicki Tostanoski will continue as a Director at Large and coordinate the Communication Committee.
 - 10) The ballot is presented in Attachment 5.

CCHOA BOARD

2024 Board Positions:

President.....Marty Henderson
Vice President...Scott Hughes
Treasurer.....Kathy Poyner
SecretaryMary Lock
At-Large.....Maureen Logue
At-Large.....Vicki Tostanoski
At-Large.....Vic Lock

Respectfully submitted,

Amanda Schneider, 2023 Secretary

ATTACHMENT 1
Board Meeting Agenda
18 Nov 2023

9:00-9:20 Check In and Social – Meet your Neighbors; Board Nominations & Vote

9:20-9:25 Opening/Introductions (Marty)

9:30-10:00 Remarks and Q&A with Scott Abbott, Regional Parks and Open Space Manager & Britt Haley, Director of Parks and Recreation Cultural Department

10:00-10:05 CCHOA 2023 In Review (Marty)

10:05-10:25: Year in Review from Social Committee (Amanda), Trash Service/Financial Status Review (Kathy) & HNP (Scott). Board members count the votes.

10:25– 10:30 Announce Voting Results, Thanks to the exiting Board members,
Seat New Board

10:30 Adjourn

ATTACHMENT 2
Country Club HOA 2023 Annual Report PPT
Year in Review



ATTACHMENT 3
Country Club HOA 2023 Annual Report PPT
2023 Social Events & HNP

2023 Social Events
Amanda Schneider

- Valentines card-marking event in January
 - 15 participants
- Bunco & Pizza in April
 - 30 participants
- Garage Sale & Neighborhood Clean-Up in June
 - 17 homes participated in the garage sale
 - HOA provided 3 roll-off dumpsters
- Ice Cream Social & Book swap in July
 - Approximately 60 people in attendance
 - Many books swapped
- Block Party in September
 - Approximately 60 people in attendance
 - Grilled meats & side dishes from neighbors
- Fall Clean Up in October
 - Provided 2 dumpsters around the community
- Holiday Pictures w. Your Pet Fundraiser for HSPP
 - 10 participants
 - Raised \$250 for HSPP

Historic Neighborhood Partnership



Our mission is to bring together the older and long-established neighborhoods of Colorado Springs in our efforts to preserve architectural heritage and qualities of neighborhood life.

We 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.

Through research, photography, publication, and zoning, we seek to preserve the unique history and character of each neighborhood.

ATTACHMENT 4
Country Club HOA 2023 Annual Report PPT
2023 Financial & Trash Review

Financial Review

Kathy Povner

- 224 homes paid their \$30 dues in 2023 (29 outside of trash)
 - 71% participation. Up from previous years
- Income from 2023 Dues: \$6,720
- Income from Advertisements (Newsletter/Website): \$600
- Current Funds Balance (as of 10/31/23): \$7,453.25*
- QuickBooks is used to manage HOA's money
- Zelle was established for receipt of payments (cscchoa@gmail.com)
- Funds Use:
 - Liability insurance for the Board
 - Social events: block party, ice cream social, spring/fall cleanup
 - Maintaining the website
 - Printing of 2 newsletters a year
 - Office supplies: envelopes, postage, paper, etc.
 - Gift to Ascension Lutheran Church for use of their facility

*Less 2024 dues received with trash payments

Neighborhood Trash Service
Waste Connections

Kathy Povner

- Only \$9.27 per month for Trash, \$6.96 per month for Recycle
 - Trash & recycle is \$18.73 per month including HOA dues
 - 2024 rates reflect an annual 3% increase per our contract
- Friday Pickup
- Trash bin is a 96 gallon and 3 extra bags allowed
- Recycle bin is a 96 gallon and is bi-weekly pickup
- In 6 years, we have gone from 54 homes participating to 195
- Savings of \$100 to \$1000 annually

**ATTACHMENT 5
Country Club HOA 2023 Ballot**

November 18, 2023 Annual Homeowners Meeting

Owner (Print Name): _____ Signature: _____
_____ Home Address: _____
_____ Date: _____

As a Homeowner, please fill out the ballot information in Section A OR the Proxy information in Section B.

Section A: BALLOT

Please bring your ballot to the Annual Meeting. If you cannot attend, you can vote and drop off your completed ballot at the secure mailbox at 3132 Lees Lane prior to November 18, 2023 or you can scan your signed ballot and email it to mghenderson55@gmail.com.

Officers

- President - Marty Henderson
- Vice President – Scott Hughes
- Treasurer – Kathy Poyner
- Secretary - Mary Lock

Directors at Large

- Susan Henderson
- Victor Lock
- Write – In _____

Section B: PROXY

Please drop off your completed proxy at the secure mailbox at 3132 Lees Ln prior to November 18, 2023 or you can scan your signed proxy and email it to mghenderson55@gmail.com.

Check only **ONE** of the following:

- I assign _____ the authority to vote on my behalf regarding Association matters.
- I assign the Country Club Homeowners Association Board of Directors the authority to vote on my behalf regarding Association matters.