

Chatfield East Property Owners Association
Annual Meeting Minutes
May 22, 2014

Location: South Metro Fire Station

Directors Present: Keith Lehmann, Rich O'Mara, Alan Dunn, Eric Tyrrell

- A. Called to Order at 7:12pm, with 41 members present, which was sufficient for a quorum.
- B. Welcomes and Introductions: Keith had the board introduce themselves and recognized two new homeowners.
- C. Covered the Minutes from the 2013 annual meeting, they was a motion to approved, seconded, all approved, no nays.
- D. Treasurer's Report: by Rich O'Mara. The 2013 budget was in line with the budget. With the exception of a special assessment to cover an increase in cost to insurance liability the 2014 budget should be in line with 2013. A homeowner motioned to approved, all approved, no nays.
- E. Community deep well pumping report and well repair update: By Glen Laber (who filled in for Dave White). The total cost to repair and bring the well to good health was \$32,500. This included a video for the well, a cleaning with acid and scrubbing of the pipe, dropping the pump another 200 feet (the max for that pump), and replacing the Badger meter (which we tried to rebuild). We are pumping 60,000 gallons a day in the summer. We are required to pump 7,000,000 gallons/year. Keith thanked Pam for her help at the meeting today and also for her help with the well reports. Last year everyone turned their reports in! Please remember to turn them every year they can only help everyone in the subdivision. On another note Keith took a special minute to recognize and thank Mike Gilsdorf for all the hard work and time he put into helping the association over the many, many years, he will be missed.
- F. Election of Officers: No nominations form the floor. Eric Tyrrell and Keith Lehmann were reelected.

Chatfield East Property Owners Association
Annual Meeting Minutes
May 22, 2014

New Business:

Water Feasibility Study. So far Douglas County has spent \$50,000 on a study to bring water to the area which includes Chatfield East and Chatfield Estates. Keith gave a brief explanation on a new idea that Douglas County has brought to us and why it might be the best option yet. We plan on having a “water” meeting in few weeks with Chatfield Estates and Douglas County officials.

Insurance Related Problem. We have two insurance policies, one covers the Board Members and the other the ACC Committee. This year the cost to cover the ACC Committee went from \$2500 to \$11,000 with a \$25,000 deductible. Most of the cost increase came from a previous issue and also from a concern that our guidelines were both too vague and outdated (1977). Keith asked for volunteers to work on updating the covenants. We had 2 members volunteer.

Old Business:

There was a suggestion to upgrade the signs that mark the horse trails.

Alan Dunn suggested we put our trash service out to bid for the sub-division as a whole. It might be a good way to save everyone money and eliminate seeing trash cans in the street except for one day.

There was a motion to approve getting quotes from trash companies.

Chatfield East Property Owners Association
Annual Meeting Minutes
May 22, 2014

Meeting adjourned at 8:40pm.

Note: We received a signed mail in ballot at the CEPOA P O Box from Betsy Hayes nominating herself to the board. The postmark on the envelope was dated the 27th of May.

Unfortunately the meeting was held on the 22nd of May and the ballot was not received in time to be placed before the CEPOA members for consideration.

NEW BUSINESS:

Regarding a question on water purchases: Sterling Ranch is required to sell us 10% of their water but it could take 20 years before it actually happened.

Mike asked the question if the members would be interested in a special assessment to help start building a fund to purchase water. Based on the estimated cost to purchase water the Board suggested a \$1000 special assessment that would be strictly for buying water.

There was some concern from a homeowner that there would be an up-front broker fee to purchase water. The broker that spoke before the meeting (Mr. Ketrellapper) only charges after we, the HOA, agrees on, and purchases water. A commission of 6% is paid after the purchase.

Chatfield East Property Owners Association
Annual Meeting Minutes
May 22, 2014

The members agreed to a \$1000 special assessment and a contract with Walraven Ketrellapper to “start the process” of looking for water.

Keith asked for a vote by the HOA if we should spend the legal fees to write up the special assessment of \$1000 per year for three years and set up a separate bank account to hold the funds. All approved with the exception of 2 nays. The legal fees to write up the special assessment would come out of the general budget.

Election of Officers:

The election of officers for a two year term was announced. Keith Lehmann & Mike Gilsdorf were retained as board members.

Old Business:

None

Adjourned at 9:17 pm.