

**Minutes of the  
NEPCO HOA General Membership Meeting  
November 12, 2022**

The bimonthly NEPCO general membership meeting was held Saturday, 12 Nov 2022, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

**NEPCO Board members present:**

Mike Aspenson - President (Vista Clara Villas HOA)

Bob Swedenburg – Vice President and acting Secretary (Gleneagle North HOA)

Jim Keefe -Treasurer (Wissler Ranch HOA)

Dave Betzler - Community Outreach (Red Rock Ranch HOA)

Larry Oliver – Membership (Gleneagle Civic Association)

Tim Miller – Member-at-Large (Tall Pines Ranch HOA)

Bob Mooney – Transportation and Land Use Committee (West Oak Ridge HOA)

Beth Lonnquist – Wildfire Preparedness Committee (Red Rock Ranch HOA)

**NOTE: Charts are posted to the NEPCO website; Attendee List follows Minutes.**

**Opening and President’s Comments:**

*Opening:* Meeting convened by Board President at 10:02 with opening remarks and Pledge of Allegiance, followed by introductions of Board members, guest speakers and meeting attendees, and brief overview of meeting agenda.

*President Comments:* Highlights included sketch of NEPCO organization, request for member HOAs to submit topics/issues for consideration by guest speakers in 2023, and a reminder that NEPCO has two Board vacancies. *Member comment:* *Harold Larson (Heights HOA)* volunteered to be a candidate for one of the Board positions, and NEPCO members applauded his volunteering.

**Annual Board Election by Vice President:** Highlights included overview of NEPCO Board (7 members, each with two-year terms), two current vacancies (Secretary and Member-at-Large), and the election process. Both incumbents, Mike Aspenson and Larry Oliver, agreed to serve an additional term. With an established meeting quorum of 23 member HOAs, a **motion to elect Board candidates was made:** Mike Aspenson, Larry Oliver, and Harold Larson. By show of hands, **HOA members unanimously approved the motion** to elect Mike Aspenson, Larry Oliver, and Harold Larson.

**Secretary Report:** HOA members were encouraged to volunteer to fill this important Board position.

**Treasurer Report:** Verbal report of NEPCO budget and financial status was made by Board President.

**Communications Outreach:** Initiative is underway, in collaboration with Monument Fire District’s Battalion Chief Scott Ridings, to develop a GIS map for NEPCO. The goal is a digital

map of NEPCO boundaries to be available on organization website. Desired capabilities include individual HOA boundaries, various data layers and overlays, and member access via smart phones. Development target is to have an initial GIS map in early 2023.

**Wildfire Preparedness Committee Report:** Review and discussion of four new bills approved by the Colorado legislature and signed into law by the Governor: HB 1111, HB1012, HB 1132 and SB 114. Discussion on SB 114 (*designation of fire suppression ponds by county commissioners*) highlighted the relevance and value to HOA residents located within the high risk or threat wildfire areas within the Wildland Urban Interface (WUI). Discussion noted Colorado State Forest Service (CSFS) wildfire risk or threat maps (wildfire risk, rate of fire spread, etc.) are available online.

*Questions/Comments:* **C1** Commissioner VanderWerf - SB114 was “badly needed” noting county commissioners have designation authority vice state officials. Discussion included El Paso County’s emergency management and evacuation planning capabilities, and the recent County Emergency Management Office (EMO)-led Evacuation Exercise which focused on residents in Monument and Palmer Lake area. **Q1/A1** – is water augmentation required due to pond evaporation . . . ‘probably’ but issue needs to be researched further; on individual basis, County Commissioners may grant waivers. **Q2/A2** – are designated ponds available for firefighter use . . . ‘yes’. **Q3/A3** – can pond water be used for irrigation . . . probably but this needs to be researched. **C2** State of Colorado has purchased a Firehawk helicopter (\$30M) providing significant new wildfire and emergency response capability. **C3** Colorado State Forest Service has significant wildfire response assets and resources stationed at Colorado Springs airport, providing important coverage across southern Colorado. **C4** Commissioner VanderWerf – State forestry service will begin selective mechanical mitigation within Pike National Forest using newly available FY22 funding. Additionally, selective mitigation (El Paso and Teller Counties) is planned for Highway 24 north to Douglas County.

**Transportation and Land Use Committee Report:**

1] Proposed **Caliber Project** (*16 acres, east of I-25, adjacent to Palmer Ridge High School*). Discussion highlighted recent NEPCO-hosted meeting on the proposed 264-unit development and noted Caliber project slides are available on NEPCO website. Current resident and organizational concerns include project trafficability (i.e., relative to PRHS activities, population, and demographics), traffic impact on nearby schools (Middle and Elementary), and potential conflict with the planned school trail system. *Commissioner Williams* volunteered to follow up with LPHS District 38 on this issue. *Comment:* **C1** - WIA has pledged \$43K as required local contribution for a \$273K grant application; and WIA has sent El Paso County an official letter registering specific concerns. There is a scheduled November 17, 9 AM meeting of Monument Planning Commission on this Caliber project.

2] Proposed **Monument annexation** (East and West sides of I-25, County Line south). Development project is for single family homes and townhomes with RA zoning (no apartments). *East side* would meet the requirement of 1/6<sup>th</sup> of the project being adjacent to Monument (i.e., ‘flagpole annexation’ via Monument Hill Road). *Misty Acres Boulevard* would become primary roadway replacing Monument Hill Road. **C2** - WIA Water & Sanitation controls

the east side plan (2200ft well). WIA noted that ‘wetlands area’ is a complicating factor. *West side* plan would be on Town of Monument water.

A Monument Trustees meeting is scheduled for December 5<sup>th</sup>. **C3** – NEPCO President addressed the Commissioners, noting there’s a priority need for a comprehensive, “big picture” approach (County and Town of Monument) to the various housing projects in various stages of development and review. A ‘macro view’ (water, transportation, emergency services) is absolutely essential. Quality of life will decline significantly if developer’s plans and proposals continue being reviewed without full consideration of the impacts on HOAs and their residents.

**C4** – *Commissioner* response noted that County has a somewhat dated regional masterplan but indicated that the cumulative effect is looked at when considering individual development proposals. **C5** – From experience with Monument’s process and approach, planners (both Town and County) are the common intersection point.

***Guest speakers were County Commissioners Stan VanderWerf and Holly Williams. Their complete slide presentation is available on [www.NEPCO.org](http://www.NEPCO.org) . Selected highlights of the presentation by Commissioners Williams and VanderWerf are below.***

population: 737,000 (most populous county); over 100,000 veterans

roads: 4,400 lane miles (unincorporated area)

housing: reduced building applications (single family units) due inflation, recession. **Q/A** – Is supply of homes dropping? Availability is improving but still below historical average

Taxes/tax rate: “lowest of 10 counties”— cost per citizen, property tax per citizen

Successes: - roads: \$12.5 million added (2021, one-time funding); \$12.1 million added (on-going funds). Continuing collaboration (County, PPRTA and CDOT) re road project planning/sequencing; major recapitalization of County fleet (heavy equipment, trucks, etc). **Q/A** – what’s the funding for Jackson Creek to Hwy 105; that’s a town of Monument responsibility. **Q/A** – question dealt with condemnation of specific property (eminent domain); again, that’s responsibility of local jurisdiction.

- PPRTA exemption (greenhouse gas/emission/air quality)

- completion of significant number of roads and infrastructure. **Q/A** – Hodgen Road; chip seal and repaving done 2021. **Q/A** - Roller Coaster/Baptist; likely in 2025. **Q/A** -Highway 105; contract approval expected in Spring 2023.

- American Rescue Plan funding: \$684K Monument Sanitation; \$1M Palmer Lake, Donala \$1.65M, \$4M Parker (all renewable water). Important to note: “up to 80% of owned water can be reused”.

Challenges: -unfunded mandates (e.g., decriminalization, retrofitting and updating buildings  
-loss of local control  
-paving needs and backlog  
-long-term capital transportation needs

## **GENERAL NOTICES**

**2022 Meetings:**

- a. **EL PASO COUNTY CODE ENFORCEMENT**, 29 January 2022 (completed): Joe Letke, Code Enforcement Officer for El Paso County, speaking on recent changes to the county codes and enforcement. Also, **PROPOSED NORTHERN DELIVERY SYSTEM**. Jim McGrady, District Manager for the Triview Metropolitan District, speaking on the proposal for a Northern Delivery System of water and storage.
- b. **PIKES PEAK AREA COUNCIL OF GOVERNMENTS**, 19 March, 2022 (completed): Andrew Gunning, Executive Director, speaking on the activities of the PPACG and its relationship to northern El Paso County homeowners.
- c. **LEGISLATION AND HOA IMPACTS**, 14 May 2022 (completed): HOA Attorney Lenard Rieth and District 20 State Rep Terri Carver speaking on HOA legal issues and legislative impacts to HOAs from the 2022 Colorado legislative session.
- d. **HOA MANAGEMENT COMPANIES Pros and Cons**, 9 July 2022 (completed): The Board will ask a few NEPCO-member HOAs who currently use management companies or have used them in the past to speak of their experiences. A management company executive and an HOA attorney will be included in the discussion. (Board member Tim Miller has volunteered to organize this speaker session.)
- e. **SCHOOL DISTRICT 38 Programs and Issues**, 10 September 2022 (completed): K.C. Somers, the Superintendent of School District 38, speaking on the status and future of the school district.
- f. **COUNTY COMMISSIONERS on COUNTY PROGRAMS AND ISSUES**, 12 November 2022 (completed): Holly Williams, District 1 Commissioner, and Stan VanderWerf, District 3 Commissioner, speaking on county programs and issues in the NEPCO area of interest.

**Board “Observers” Requested:** The NEPCO Board of Directors welcomes interested members from any NEPCO constituent HOA to attend Board meetings in the capacity of a Board Observer. This position provides the opportunity for interested individuals to observe the goings-on with the NEPCO Board, participate in discussions, and get to know how the Board is run. Board Observers have no voting rights, but otherwise are fully engaged in deliberations. It is a valuable opportunity for interested individuals, and the Board encourages all the HOAs to make this known. Interested individuals can contact the Vice President Bob Swedenburg at 481-2723 or [vicepresident@nepco.org](mailto:vicepresident@nepco.org) .

**Board Meetings Open:** The Board has a standing invitation for any HOA representative or member to attend and observe the NEPCO Board meetings if interested. These are open meetings for any NEPCO constituent HOA member to attend. The Board meetings are usually held on the second Friday of each month at 9:00 am in the Woodmoor Improvement Association’s conference room at 1691 Woodmoor Dr., Monument, CO.

**Meeting Reminders:**

- All member HOAs please review your entry on the NEPCO web site for completeness and accuracy. Please notify any Board member of changes needed. The site is [www.nepco.org](http://www.nepco.org). Member sign-in is the username member and the password nepco@2021.
- Member HOAs are encouraged to invite interested HOA members to NEPCO meetings
- Please share what you learn here with your HOA Board and residents, as appropriate

**Closing:** Mike thanked the HOA representatives for their attendance, participation, and feedback, and thanked our guest speakers for their time.

Mike then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 12:15 pm.

**Next NEPCO Meetings:** The next NEPCO General Membership Meeting will be Saturday, January 14, 2023, from 10:00 am to about noon at the Woodmoor “Barn” at 1691 Woodmoor Dr., Monument, CO. A meeting announcement will be sent to all HOA Reps by the NEPCO Secretary.

Also, the next NEPCO Board Meeting (open for any HOA member to attend) will be held Friday, December 9, 2022, at 9:00 am at the WIA Conference Room at 1691 Woodmoor Dr., Monument, CO.

**Attendance:** The following homeowner association’s representatives from NEPCO members and Associate Members were present:

Cherry Creek Springs HOA, Glen Paget  
Eagle Villas Owners Association, Warren Gerig  
Forest View Estates IV, Vic Blasi  
Gleneagle Civic Association, Larry Oliver  
Gleneagle North HOA, Bob Swedenburg  
Heights Property Owners Association, Harold Larson  
High Meadow at Fox Run HOA, C J Bohn & Brad Frieden  
High Pines Owners Association, Paul Pirog & Roy Martinez  
Jackson Ranch Owners Association, Marlene Brown  
Kings Deer Homeowners Association, Greg Wolff  
Kingswood Property Owners Association, David Doe  
Longview Estates HOA, Ed Jaeger  
Nichlas HOA, Dian Thompson  
Red Rock Ranch HOA, Beth Lonnquist & Dave Betzler  
Summer Glen Estates, Ralph Nussbaum  
Sun Hills Association, Nancy Spalding  
Tall Pines Ranch HOA, Tim Miller  
Timberview #2 Property Owners Association, Randy Miller  
Vista Clara Villas HOA, Mike Aspenson  
West Oak Ridge HOA, Bob Mooney  
Wissler Ranch HOA, Jim Keefe

Woodmoor Improvement Association, Brian Bush & Peter Bille

Non-member associations: Steve Jacobs & Phil Shecter - Eagle Rising

Guests:

Stan VanderWerf, El Paso County Commissioner for District 3,  
Holly Williams, El Paso County Commissioner for District 1

The following NEPCO member HOAs were absent:

Arrowwood III Improvement Association, Bill Mayo  
Canterbury Improvement Association, Dave Ellis  
Chaparral Hills, Steve Sery  
Cherry Springs Ranch HOA, Stan Searle  
Donala Club Villa HOA, Joe Gray  
Falcon's Nest HOA, Cynthia Pearson  
Forest Lakes, Jerry Richardson  
Fox Pines HOA, Greg Lynd  
Gleneagle 3 Residential Owners Association, Angelo Guarriello  
Gleneagle Townhomes Association, Gloria Milhoan  
Higby Estates HOA, Kimberly Will  
High Pines Patio Home Association, Graham Smith  
Homestead at Jackson Creek HOA, Brian Slivka  
Legends at Sanctuary Pointe, Steve Emery  
Meadows at Monument Lake HOA, Keith Gardner  
Misty Acres HOA, Chet Sawyer  
Promontory Pointe HOA, Matt Surma  
Ridge at Fox Run HOA, Steve Waldmann  
Sanctuary Pointe, Jerry Richardson  
Sun Mesa Townhome Owners Association, Jan Meesey  
Sunrise Townhome Association, Gary Olson  
The Timber HOA, Mark Spowart  
Timberview #1 Property Owners Association, Dave Reed  
Village Center Estates, Dustin Sparks  
Woodmoor Park HOA, Bill Peterson

Warren Management (Business Associate Member), Brandon Helm  
Anderson, Dude & Lebel (Honorary Member), Bryce Meaghan  
Diversified Property Management (Business Associate Member), Steve Martin  
Jon Mills (Associate Member)  
Red Stephens (Associate Member)

//composed//

Dave Betzler & Bob Swedenburg  
NEPCO Board

//approved//

Mike Aspenson  
President, NEPCO