

**Minutes of the
NEPCO HOA General Membership Meeting
March 19, 2022**

The bimonthly NEPCO general membership meeting was held Saturday, 19 Mar 2022, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

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

Arrowwood III Improvement Association, Bill Mayo
Eagle Villas Owners Association, Al Rohr
Forest View Estates IV, Vic & Karen Blasi
Gleneagle North HOA, Bob Swedenburg
Jackson Ranch Owners Association, Marlene Brown & Craig Stewart
Nichlas HOA, Dian Thompson
Red Rock Ranch HOA, Beth Lonquist & Dave Betzler
Sun Hills Association, Nancy Spalding
Tall Pines Ranch HOA, Rob Andzik
Timberview #2 Property Owners Association, John Lewis
Vista Clara Villas HOA, Mike Aspenson
Woodmoor Improvement Association, Rick DePaiva

Guest speaker for the meeting was Andy Gunning, Executive Director for the Pikes Peak Area Council of Governments (PPACG).

The following NEPCO member HOAs were absent:

Bent Tree Property Owners Association, Greg Davis
Canterbury Improvement Association, Beven Page
Chaparral Hills, Steve Sery
Cherry Creek Springs HOA, Glen Paget
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 Civic Association, Gordon Streich
Gleneagle 3 Homeowners Association, Angelo Guarriello
Gleneagle Townhomes Association, Gloria Milhoan
Heights Property Owners Association, Sara Charbonneau
Higby Estates HOA, Kimberly Will
High Meadow at Fox Run HOA, Louise Link
High Pines Owners Association, Paul Pirog
High Pines Patio Home Association, Graham Smith
Homestead at Jackson Creek HOA, Brian Slivka
Kings Deer Homeowners Association, Jan Sievert

Kingswood Property Owners Association, David Doe
Legends at Sanctuary Pointe, Steve Emery
Longview Estates HOA, Ed Jaeger
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
Summer Glen Estates, Ralph Nussbaum
Sun Mesa Townhome Owners Association, Jan Meesey
Sunrise Townhome Association, Priscilla Eagye
The Timber HOA, Mark Spowart
Timberview #1 Property Owners Association, Dave Reed
Village Center Estates, Dustin Sparks
Wissler Ranch HOA, Jim Keefe
Woodmoor Park HOA, Bill Peterson
Diversified Property Management (Business Associate Member), Steve Martin
Jon Mills (Associate Member)
Red Stephens (Associate Member)
Warren Management (Business Associate Member), Brandon Helm

NEPCO Board members present were Mike Aspenson (President, Vista Clara Villas HOA), Bob Swedenburg (Vice President, Gleneagle North HOA), Dave Betzler (Community Outreach Committee Chairman, Red Rock Ranch HOA). John Lewis (Transportation and Land Use Committee Chairman, Timberview #2 POA) and Matthew Nelson (Wildfire Preparedness Committee Chairman, WIA) were present. Excused were Jim Keefe (Treasurer, Wissler Ranch HOA), Tim Miller (Member-At-Large, Tall Pines Ranch HOA), Larry Oliver (Member-At-Large, GCA), and Donna Wood (Board Observer, Forest View Estates IV). Since 12-member HOAs were present and 35 active paid-member HOAs were absent, a quorum was not present.

Opening and President's Comments: NEPCO President Mike Aspenson opened the meeting at 10:05 am and welcomed the attendees. He then led the attendees in reciting the Pledge of Allegiance. Mike then introduced the Board of Directors, the Committee Chairmen, and introduced the guest speaker Andy Gunning, Executive Director for the Pikes Peak Area Council of Governments (PPACG). Mike then asked each attendee to introduce themselves. Mike identified NEPCO's Business Associate Members and Honorary Associate Members. Mike described the agenda and provided a chart reminding the attendees of the purpose of NEPCO, a chart showing the NEPCO focus area, and a chart on the NEPCO Board organization. He then noted that the Woodmoor "Barn" Community Center will be NEPCO's place of meeting for the foreseeable future and thanked the Woodmoor Improvement Association for providing the meeting area. Mike asked everyone to help provide value to your HOA residents by sharing the information from NEPCO meetings and the minutes with the residents in your HOA. He also requested that the representatives work with your HOA to get the annual dues paid.

Vice President’s Report: Bob identified four emails he sent to the membership since the last meeting to share timely and relevant information among HOAs. He mentioned that the Board is seeking a volunteer to serve as Board Secretary and a volunteer to serve as Director of Membership. Any member-HOA individual interested in helping by serving on the Board can contact any current Board member for more information.

Membership Committee Report: Bob reported that NEPCO currently consists of 47 active member HOAs with collectively about 10,000 homes and lots, 2 Business Associate Members, 2 Individual Associate Members and 7 Honorary Associate Members.

Treasurer’s Report: Bob reported for Jim Keefe, NEPCO Treasurer, the following financial information as of February 28, 2022:

Savings Account:	
Balance February 28, 2022	<u>\$183.95</u>
Checking Account:	
Balance February 28, 2022	<u>\$4069.82</u>
Total Available Funds	<u>\$4253.77</u>

Dues invoices for 2022 were sent out 3 Jan 2022 and are still being received. The budget for 2022 is \$2550. \$273.63 has been spent to date.

Community Outreach Committee Report: Dave Betzler, Chairman of the Community Outreach Committee, provided a report outlining activities to include reviewing the NEPCO mission statement, defining new needs and community relationships, and looking at the possibility of developing a panel to discuss changes to the insurance industry that affect HOAs and homeowners in Colorado.

Wildfire Preparedness Committee Report: Matthew Nelson, Chairman of the Wildfire Preparedness Committee, provided a presentation on Firewise landscaping designs to create a five-foot fuel-free zone around houses. He provided photos of good landscaping and included a list and several photos of plants for the five-foot fuel-free areas. He cautioned to NOT have any junipers, cedars or arborvitae within 30-feet of your structure because they are so flammable. His charts are included in the meeting presentation package on the NEPCO web site at nepco.org.

Transportation and Land Use Committee (TLUC) Report: John Lewis, Chairman of the TLUC, provided a chart on the latest land use proposals by the county and the Town of Monument. A new development proposal in the county is called the Waterbury Filing which is near Falcon, CO, and consists of 198 single family lots on 61.9 acres. The Town of Monument has thirteen projects in the review process. The Board Secretary sent an email to all member HOAs asking for a correlation point within the HOA for use in John’s alert notification model. John has received thirty responses to date and is awaiting more responses.

Mike summarized a meeting he and Bob attended on March 1 at the Town of Monument for stakeholders of the road improvement project for Jackson Creek Parkway – North. This is an extensive road widening and intersections project to allow for housing and commercial development on both sides of the Jackson Creek Parkway. Mike also summarized an office call he and Tim attended with Ms. Nina Ruiz, chief county planner in the Planning and Community Development Department. He summarized the meeting as a very cordial and useful meeting. NEPCO hopes to have her deliver a presentation to NEPCO members this year on the county planning process for reviewing new development proposals.

NEPCO members interested in volunteering to be a member of the NEPCO Transportation and Land Use Committee should contact Mike Aspenson at president@nepco.org.

TODAY’S PROGRAM: Dave welcomed our guest speaker, Mr. Andrew Gunning, Executive Director for the Pikes Peak Area Council of Governments (PPACG) and provided a short bio-sketch of our speaker. Mr. Gunning has 30 years of experience in environmental planning. His presentation charts on the roles, responsibilities, and activities of the PPACG are on the NEPCO web site and provide many details. The notes below have been selected by the Secretary as a summary and do not constitute a complete recording of his presentation.

- PPACG facilitates cooperation and coordination for 16 member governments.
- PPACG was formed in 1967 as a quasi-governmental regional planning agency
- It is one of 14 council of governments (COGs) in Colorado.
- Designated as Area Agency on Aging, Metropolitan Planning Organization for Transportation Planning, and Lead Air and Water Quality Planning Agency.
- He described the mission, activities and 2022 priorities for PPACG’s role as Pikes peak Area Agency on Aging.
- He described the mission, activities and 2022 priorities for Environmental Planning including a history of ozone measurements.
- PPACG also has a Military Planning Program to facilitate coordination between the five military installations and the member governments.
- PPACG administers the Pikes Peak Rural Transportation Authority (PPRTA), has a Transportation Improvement Program (TIP) for the region, and is coordinating regional activities for the Federal Infrastructure Bill.
- PPACG also provides legislative advocacy for its responsibilities.

Mr. Gunning took many questions during the presentation and stayed after the meeting to address more questions one-on-one. Upon completion the audience provided a grateful round of applause and Mike then thanked him for his time and very informative presentation. Mr. Gunning can be reached at 719-471-7080 or agunning@ppacg.org . The charts for Mr. Gunning’s presentation are on the NEPCO web site www.nepco.org on the page labeled meetings. They contain more detailed information.

GENERAL NOTICES

2022 Meeting Dates: The following meeting dates and programs for 2022 have been scheduled:

- a. **29 January 2022: Code Enforcement in El Paso County.** Joe Letke, Code Enforcement Officer for El Paso County, speaking on recent changes to the county codes and enforcement. Also, **The 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. (completed)
- b. **19 March, 2022: Activities of the Pikes Peak Area Council of Governments.** Andrew Gunning, Executive Director of PPACG, will speak on the activities of the PPACG and its relationship to northern El Paso County homeowners. (completed)
- c. **14 May 2022: Recent Legislative Impacts on HOAs and 2020 Census Results for NEPCO Area of Interest.** HOA Attorney Lenard Rioth and District 20 State Rep Terri Carver speaking on HOA legal issues and legislative impacts to HOAs from the 2022 Colorado legislative session. The state demographer may also be invited to speak of the 2020 census results and growth in El Paso County and the NEPCO area. (tentative)
- d. **9 July 2022: Pros and Cons of HOA Management Companies.** The Board will ask a few member HOAs who currently use management companies or have used them in the past to speak of their experiences. We hope to include an HOA attorney in the discussion. (Board member **Tim Miller** and his HOA has been through three management companies, and he has volunteered to organize this speaker session.) (tentative)
- e. **10 September 2022: District 38 Schools – Programs and Issues.** K.C. Somers, the Superintendent of School District 38, speaking on the status and future of the school district. (tentative)
- f. **12 November 2022: County Programs and Issues.** Holly Williams, County Commissioner for District 1, and Stan VanderWerf, County Commissioner for District 3, speaking on county programs and issues in the NEPCO area of interest. (tentative)

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 secretary Bob Swedenburg at 481-2723 or secretary@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. 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 speaker for his 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 12:00 pm.

Next NEPCO Meetings: The next NEPCO General Membership Meeting will be **Saturday, May 14, 2022**, 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, April 8, 2022**, at 9:00 am at the WIA Conference Room at 1691 Woodmoor Dr., Monument, CO.

//composed//

Bob Swedenburg
Vice President, NEPCO

//approved//

Mike Aspenson
President, NEPCO