

**Minutes of the
NEPCO HOA General Membership Meeting
January 29, 2022**

The bimonthly NEPCO general membership meeting was held Saturday, 29 Jan 2022, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

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

Arrowwood III Improvement Association, Deb Fiala
Eagle Villas Owners Association, Al Rohr
Forest View Estates IV, Donna Wood
Gleneagle Civic Association, Gordon Streich
Gleneagle North HOA, Bob Swedenburg
High Pines Owners Association, Paul Pirog
Jackson Ranch Owners Association, Marlene Brown & Craig Stewart
Kingswood Property Owners Association, David Doe
Longview Estates HOA, Ed Jaeger & William Saluta
Nichlas HOA, Dian Thompson
Red Rock Ranch HOA, Beth Lonquist & Dave Betzler
Ridge at Fox Run HOA, Steve Waldmann
Sun Hills Association, Nancy Spalding
Tall Pines Ranch HOA, Tim Miller
The Timber HOA, Mark Spowart
Timberview #1 Property Owners Association, Dave Reed
Timberview #2 Property Owners Association, Fred DeGroot & John Lewis
Wissler Ranch HOA, Jim Keefe
Woodmoor Improvement Association, Brian Bush

Guest speakers for the meeting were Joe Letke, El Paso County Code Enforcement Officer, Jim McGrady, District Manager for the Triview Metropolitan District, and Christine Lowenberg, NES Planner supporting the Triview Metro District.

The following NEPCO member HOAs were absent:

Bent Tree Property Owners Association, Greg Davis
Canterbury Improvement Association, Beven Page
Chaparral Hills, Betty Kwist or 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 3 Homeowners Association, Angelo Guarriello
Gleneagle Townhomes Association, Gloria Milhoan

Heights Property Owners Association, Sara Charbonneau
Higby Estates HOA, Susan Cooley
High Meadow at Fox Run HOA, Louise Link
High Pines Patio Home Association, Graham Smith
Homestead at Jackson Creek HOA, Jim Desautel
Kings Deer Homeowners Association, Jan Sievert
Legends at Sanctuary Pointe, Steve Emery
Meadows at Monument Lake HOA, Keith Gardner
Misty Acres HOA, Chet Sawyer
Promontory Pointe HOA, Donna Pender
Sanctuary Pointe, Jerry Richardson
Summer Glen Estates, Ralph Nussbaum
Sun Mesa Townhome Owners Association, Jan Meesey
Sunrise Townhome Association, Priscilla Eagye
Village Center Estates, Dustin Sparks
Vista Clara Villas HOA, Rouven Steeves
Woodmoor Park HOA, Bill Peterson
CB Insurance (Business Associate Member), Ronda Ashley
Diversified Property Management (Business Associate Member), Steve Martin
Jon Mills (Associate Member)
Red Stephens (Associate Member)
Our Community News (Honorary Member), Jennifer Kaylor
Warren Management (Business Associate Member), Brandon Helm

NEPCO Board members present were Bob Swedenburg (Vice President, Gleneagle North HOA), Jim Keefe (Treasurer, Wissler Ranch HOA), Dave Betzler (Community Outreach Committee Chairman, Red Rock 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). John Lewis (Transportation and Land Use Committee Chairman, Timberview #2 POA) was present. Excused were Mike Aspenson (President, Vista Clara Villas HOA), and Matthew Nelson (Wildfire Preparedness Committee Chair). Since 19-member HOAs were present and 28 active paid-member HOAs were absent, a quorum was not present.

Opening and President's Comments: NEPCO President Mike Aspenson was absent and excused, so Bob Swedenburg, Vice President, opened the meeting at 10:00 am and welcomed the attendees. Bob led the attendees in reciting the Pledge of Allegiance. He then provided a memorial to Dave Powell, former President of NEPCO from 2011 to 2014, who passed away in December 2021. Bob then introduced the Board of Directors and the Committee Chairmen. He then introduced the guest speakers, Joe Letke, El Paso County Code Enforcement Officer, Jim McGrady, District Manager for the Triview Metropolitan District, and Christine Lowenberg, NES Planner supporting the Triview Metro District. Then he asked each attendee to introduce themselves. Bob 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. Bob identified NEPCO's Business Associate Members and Honorary Associate Members. 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. Bob mentioned that the Board is seeking a volunteer to serve as Board Secretary and a volunteer to serve as Membership Committee Chairman. Any member HOA individual interested in helping by serving on the Board can contact any current Board member for more information.

The Board of Directors for 2022 were selected by the Board in December. They are the following:

- President: Mike Aspenson (Vista Clara Villas HOA)
- Vice President: Bob Swedenburg (Gleneagle North HOA)
- Secretary: vacant
- Treasurer: Jim Keefe (Wissler Ranch HOA)
- Community Outreach Committee Chairman: Dave Betzler (Red Rock Ranch HOA)
- Member-At-Large: Tim Miller (Tall Pines Ranch HOA)
- Member-At-Large: Larry Oliver (Gleneagle Civic Association)

Membership Committee Report: Bob reported that NEPCO currently consists of 47 active member HOAs with collectively about 10,000 homes and lots, 3 Business Associate Members, 2 Individual Associate Members and 7 Honorary Associate Members.

Treasurer’s Report: Jim Keefe, NEPCO Treasurer, provide an accounting as of 1 January 2022:

Savings Account:	
Balance January 1, 2022	<u>\$178.75</u>
Checking Account:	
Balance January 1, 2022	<u>\$2918.06</u>
Total Available Funds	<u>\$3096.81</u>

Dues invoices for 2022 were sent out 3 Jan 2022 and are still being received. The budget for 2022 has not yet been approved by the Board.

Community Outreach Committee Report: Dave Betzler, Chairman of the Community Outreach Committee, provided a report outlining the working goals of the committee for 2022. These include revising the mission and vision, developing the NEPCO message and tag line, developing an informational brochure, strengthening external and internal relationships, and developing a charter for the committee to capture its essence.

Wildfire Preparedness Committee Report: Matthew Nelson, Chairman of the Wildfire Preparedness Committee, was absent and excused, so Dave provided his report which outlined the goals and plans of the committee for 2022. These included strengthening NEPCO’s wildfire education and awareness program, developing and promoting messaging for wildfire prevention, creating a prevention and preparedness folder and link on the web site, strengthening relationships with other organizations, and growing the committee by recruiting new members.

Any member HOA individual interested in helping the committee should contact Matthew at matthew@woodmoor.org. Beth Lonquist of Red Rock Ranch HOA passed out an information sheet on fire preparedness activities and contacts. **This info sheet is attached at the end of these minutes.**

Transportation and Land Use Committee (TLUC) Report: John Lewis, Chairman of the TLUC, explained how NEPCO's new land use proposal review model will begin with identifying HOAs impacted by a proposal for land use using a digital model he is building to correlate geographic locations. NEPCO will support the impacted HOAs with information and guidance, but the impacted HOAs are the best ones to do a review and provide comments to the county. The Board Secretary recently sent an email to all member HOAs asking for a correlation point within the HOA for use in his model. John has only received sixteen responses to date and is awaiting more responses.

John briefed three land use proposals from the county that are currently under review, and the HOAs affected by them. Forest Lakes Filing #7 impacts the Forest Lakes HOA. The Monument Tank Site and 5.6 miles of water lines impacts the Forest View Estates HOA. The Grandview Reserve PUDSP does not correlate with the geographic location of any HOA in the TLUC database.

During John's presentation, a county official in the audience asked to speak. Kari Parsons, a Planner III with the Planning and Community Development Department, noted that John's description of the county review process was incomplete. She was asked to address her concern and speak to the attendees on the county's review process for land use proposals which she did. John thanked her and then finished his presentation.

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: Bob welcomed the first guest speaker, **Joe Letke, Code Enforcement Officer for El Paso County**. His presentation charts on county code enforcement are on the NEPCO web site and provide many details. The notes below have been selected by the Secretary and do not constitute a complete recording of his presentation.

- Enforcement action is reactive, not proactive, and thus responds to complaints.
- Infraction notice letters are mailed to the property owner in violation
- No tickets, summons or fines are issued by his office for violations of county code.
- Joe described the details of the enforcement process starting with a complaint and possibly ending with the case before the BoCC, the County Attorney, or a judge if not resolved by prior communication.
- Joe described areas of enforcement including a list of land development codes and a list of county ordinances that are enforced. He also provided a list of areas that are NOT enforced and why.
- Joe is the code enforcement officer for the region that includes our area and can be reached at 719-520-6309 or JoeLetke@elpasoco.com.

Bob then welcomed the next guest speaker, **Jim McGrady, District Manager for the Triview Metropolitan District**, speaking on the proposal for a Northern Delivery System of water. Jim

provided introductions of the players on the proposal, an overview of the Northern Delivery System (NDS), a description of pipeline route alternatives and storage tank locations, and a timeline for the project as well as the next steps. His presentation charts are on the NEPCO web site and provide many details. The notes below have been selected by the Secretary and do not constitute a complete recording of his presentation.

- The Triview Metro District has been funding and working this proposal for four years and was joined by Forest Lakes Metro District one year ago.
- JDS-Hydro Consultants provide engineering services and NES Inc. provides land planning and design services.
- Triview serves customers from 9 Denver Basin wells which are nonrenewable.
- Triview has purchased or leased nearly 4000 acre-feet of storage in Big Johnson Reservoir, Stonewall Springs South Reservoir and a 40 year excess capacity storage contract in Pueblo Reservoir.
- Triview has purchased nearly 2,000 acre-feet of water located on Fountain Creek, the upper Arkansas River Basin, and the lower Arkansas River Basin.
- The proposed NDS would construct a booster pump station, 10-mile pipeline and a tank to move potable water as a part of NDS delivery.
- Potential participants include all the water districts in the local area including Academy W&S, Donala W&S, Woodmoor W&S, Town of Monument, Palmer Lake and Forest View Acres.
- The primary benefit of the proposal is to bring renewable water to northern areas of El Paso County which will reduce reliance on non-renewable groundwater that is decreasing in quantity and quality.
- Jim described the pipeline route alternatives being looked at today and said the route down the middle of Roller Coaster Road appears to be the best for the new 24” pipeline.
- Design is currently ongoing, permitting is on-going, construction could start in 2022 and completion near the end of 2024.

Jim and his NES planner, Christine Lowenberg, 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 Bob then thanked them for their time and very informative presentation. Jim McGrady can be reached at jmcgrady@triviewmetro.com or 719-602-4391 and Christine can be reached at clowenberg@nescolorado.com or 719-471-0073.

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. (confirmed)

- c. **14 May 2022: Recent Legislative Impacts on HOAs and 2020 Census Results for NEPCO Area of Interest.** HOA Attorney Lenard Rioth, District 20 State Rep Terri Carver, and District 9 State Senator Paul Lundeen speaking on HOA legal issues and legislative impacts to HOAs from the 2022 Colorado legislative session. The state demographer will 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: Bob thanked the HOA representatives for their attendance, participation, and feedback, and thanked our guest speakers for their time.

Bob then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 12:05 pm.

Next NEPCO Meetings: The next NEPCO General Membership Meeting will be **Saturday, March 19, 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, February 11, 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

Attached: Info Sheet on Fire Preparedness Activities and Contacts

Attachment to Minutes:

Firewise connections:

Training

Tri Lakes Methodist Church Emergency Preparedness Group:

They are starting a 12 week(?) in February.

How to start Firewise with help! Sources, approaches great ideas!

Contact: EMAIL: epg@tlumc.org

WEBSITE:: Emergency Preparedness Group (EPG) (tlumc.org)

Facebook: (20+) TLUMC EPG Tri-Lakes United Methodist Church Emergency Preparedness Group | Facebook

Contacts:

Assessments:

Tri Lakes Fire Department: [\(719\) 484-0911](tel:7194840911)

But the training above will train you to recognize what to do.

Colorado State Forest Service. Dave Root: [<David.Root@colostate.edu>](mailto:David.Root@colostate.edu)

There is money for grants... they are looking for Landscape projects.... that means they are looking for 10 or more homes or acres to mitigate at a time. This is matching funds, so you have to come up with half the bucks.

Help with a CWPP (Community Wildfire Preparedness Plan)

Check the co state forest website for CWPP.... copy much of what they have done. Become a Firewise neighborhood... Discount on USAA insurance...

Many brochures are available to hand out to neighbors at the Fire department.

NFPA: National Fire Protection Association: <https://www.nfpa.org>

They have some of the same flyers from the Fire Department and more. They also have electronic posting This is where your Firewise program is registered nationally.

Westside Neighbors United: sobering video on evacuation rates with Colorado Springs city Council. <https://www.youtube.com/watch?v=n9cLpb6lYgo>

Volunteer Insurance:

CAIS Community Association Insurance Solutions: \$332/ year
this is a Workman's Comp policy for volunteers

Lisa Hatfield: author on a fiction book with great non fiction tips: **To Starve an Ember**

To Starve an Ember immerses you in the world of the southwestern United States and the very real threat of wildfires. Entertaining, educational, and at times sobering, Lisa Hatfield's real-world experience with wildfires shines through her writing. As readers journey along with Prentice, they will learn so much about how to prepare for and possibly prevent wildfire damage. I am very thankful to Ms. Hatfield for educating me on topic I knew very little about. I truly believe this book can be a powerful tool to save lives and property as she has stated. Can't wait for the next book in the Ready to Go series!