

**Minutes
of the
NEPCO HOA General Membership Meeting
November 17, 2018**

The bimonthly NEPCO general membership meeting was held Saturday, 17 Nov 2018, at the Monument Town Hall from 10:00 am to 11:50.

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

Arrowwood Improvement Association, Deb Fiala
Bent Tree Property Owners Association, Paul Baker & Duane Fitch
Canterbury Improvement Association, Bevin Page
Eagle Villas Owners Association, Warren Gerig
Falcon's Nest HOA, Jim Nelson
Forest View Estates IV, Donna Wood
Fox Pines HOA, Greg Lynd
Gleneagle Civic Association, Larry Oliver
Gleneagle North HOA, Bob Swedenburg
Heights Property Owners Association, Cathy Warren
Higby Estates HOA, Tom Vierzba
High Pines Owners Association, Paul Pirog
Kings Deer Homeowners Association, Steve Shurgot
Misty Acres HOA, Chet Sawyer
Paradise Villas HOA, Richard Robertson & Donna Dee
Red Rock Ranch HOA, Beth Lonnquist
Summer Glen Estates, Ralph Nussbaum
Sun Mesa Townhome Owners Association, Phil Book & Alan Hepford
Timberview #1 Property Owners Association, Dave Reed
Timberview #2 Property Owners Association, Fred DeGroot & Mark Heiberger
Vista Clara Villas HOA, Mike Aspenson
Woodmoor Improvement Association, Peter Bille
Jon Mills (Associate Member)
Our Community News (Honorary Member), Jennifer Kaylor
Red Oak Associates LLC (Associate Member), Janice McLain
Red Stephens (Associate Member)

Also in attendance was our guest speaker, Terri Carver, State Representative District 20 (*NEPCO Honorary Member*), and a guest, Holly Williams, newly elected County Commissioner for District 1.

The following NEPCO member HOAs were absent:

Donala Club Villa HOA, Joe Gray
Chaparral Hills Residential Area, Steve Sery
Forest Lakes, Jerry Richardson

Gleneagle 3 Homeowners Association, Christa West
Gleneagle Townhomes Association, Gloria Milhoan
High Meadow at Fox Run HOA
High Pines Patio Home Association, Jim Davies
Homestead at Jackson Creek HOA, Jim Desautel
Kingswood Property Owners Association, Lewis Farmer
Legends at Sanctuary Pointe, Jerry Richardson
Nichlas HOA, Mike Thompson
Promontory Pointe HOA, Adrian Limon
Ridge at Fox Run HOA, Gerry Shaw
Sanctuary Pointe, Jerry Richardson
Sun Hills Association, Bill Eckert
Sunrise Townhome Association, Priscilla Eagye
Tall Pines Ranch HOA, Tim Miller
Village Center Estates, Dustin Sparks
CB Insurance (Associate Member), Ronda Ashley
Diversified Property Management (Associate Member), Steve Martin
Springs Homes (Associate Member), Jennifer Boylan.

NEPCO Board members present were Larry Oliver (President, GCA), Tom Vierzba (Vice President, Higby Estates HOA), Bob Swedenburg (Secretary, Gleneagle North HOA), Greg Lynd (Treasurer, Fox Pines HOA), Mike Aspenson (Director of Membership, Vista Clara Villas HOA), Donna Dee (Director of Community Outreach, Paradise Villas HOA), Duane Fitch (Member-At-Large, Bent Tree POA) and Chet Sawyer (Board Observer, Misty Acres HOA). Since 22-member HOAs were present and 18-member HOAs were absent, a quorum was present.

Opening and President's Comments: NEPCO President Larry Oliver opened the NEPCO meeting at 10:00 am. He began the meeting by asking the attendees to join in saying the Pledge of Allegiance. He then welcomed all HOA attendees and our guest speaker. Larry introduced the Board members and asked all the meeting attendees to introduce themselves and state their HOA.

Special Presentation: On behalf of all NEPCO member HOAs and the Board of Directors, Bob presented Larry Oliver with an engraved plaque commemorating his past four years as NEPCO President. Bob reminded everyone that Larry will remain on the Board of Directors, but his position as President is term-limited. A new President will be elected from among the Board members at the December 2018 Board meeting. Bob thanked Larry for his leadership from 2015 through 2018, and the attendees all gave Larry a round of applause.

Annual Board Election: Larry conducted the annual elections for the Board of Directors. Three positions were up for election this year. They are currently held by Tom Vierzba (Higby Estates HOA), Mike Aspenson (Vista Clara Villas HOA) and Duane Fitch (Bent Tree HOA). All three incumbents were nominated to seek re-election. Larry asked the attendees for additional nominations. There were none. Larry then received a motion and second to close nominations.

Larry then asked for a voice vote and the election was unanimous for Tom Vierzba, Mike Aspenson and Duane Fitch for an additional two-year term.

Vote to Amend NEPCO Articles of Incorporation and Bylaws: Bob conducted the voting procedures. The purpose of Amendment 1 to the Articles of Incorporation is to correct the designation of NEPCO’s non-profit status from an intended Internal Revenue Code Section 528 to an actual Section 501(c)(4) organization. The purpose of Amendment 7 to the Bylaws is to describe the limitation of political activities by NEPCO to comply with the provisions of section 501(c)(4) of the Internal Revenue Code, Social Welfare Organizations, and to correct the definition of NEPCO’s fiscal year. Both amendments were distributed to the membership for review more than 10 days prior to this meeting in accordance with Article XV of the Bylaws.

A motion was made and seconded to approve Amendment 1 to the NEPCO Articles of Incorporation. After a brief discussion, a voice vote was taken and the amendment was approved unanimously.

A motion was made and seconded to approve Amendment 7 to the NEPCO Bylaws. After a brief discussion, a voice vote was taken and the amendment was approved unanimously.

Secretary’s Report:

Membership Status: NEPCO currently consists of 40 active member HOAs which collectively have 9106 homes, lots or units in northern El Paso County. Also, NEPCO has six associate members and five honorary members.

Minutes Secondary Distribution: The minutes may be further distributed by NEPCO Reps to individuals and parties as deemed appropriate by the representative. The one-page synopsis of the meeting will also be distributed to NEPCO Representatives and may be more useful for further distribution to HOA residents. Prior minutes are posted on our website at www.nepco.org.

Treasurer’s Report: Greg provided a detailed accounting of the treasurer since the last meeting:

Savings Account:

Balance October 1, 2018	\$65.09
Interest Income	\$00.01
Balance October 31, 2018	<u>\$65.10</u>

Checking Account:

Balance October 1, 2018	\$2098.28
Income	\$ 0.00
Expenses	\$ (42.00)
Balance October 31, 2018	<u>\$2056.28</u>

Budget Spending Year to Date

<i>Expense Item</i>	<i>Budget</i>	<i>Actuals to Date</i>
<i>PO Box Rental</i>	\$ 85.00	\$ 88.00
<i>Membership Meeting Refreshments</i>	\$ 300.00	\$ 242.94
<i>Catering Sponsorships</i>	\$ (300.00)	\$ (250.00)
<i>State Fees</i>	\$ 10.00	\$ 10.00
<i>Website, email, file backup services</i>	\$ 500.00	\$ 898.51
<i>Meeting Room costs</i>	\$ -	\$ -
<i>Insurance</i>	\$ 1,250.00	\$ 1136.00
<i>Administrative Expenses</i>	\$ 150.00	\$ 297.09
<i>IRS/CPA Services</i>	\$ -	\$ -
	\$	\$
<i>Totals</i>	\$ 1995.00	\$ 2,422.54

Transportation and Land Use Committee Report: Tom Vierzba, Chairman of the NEPCO Transportation and Land Use Committee, provided a status report on the land use referral projects currently reviewed by NEPCO in 2018. In addition, he provided an update on the following projects being reviewed by NEPCO:

- *Willow Springs:* 396 lots on 224 acres; annexation request denied by Monument due to concerns of future water shortage.
- *Grandwood Ranch:* 48 2.5 acre lots on 147 acres north of Higby Rd and east of Fairplay Dr.; extension of Furrow Rd. to Higby Rd. agreed by County.
- *Home Place Ranch:* South of Higby Road, north of Promontory Pointe and west of Sanctuary Pointe; looks like reduction of total lots from 843 to 648 proposed on 427 acres; 298 homes in phase 1 with lots of wetland and greenspace designed for 55+ age group; turn lanes on Higby Road required by county before construction traffic will be allowed.
- *Sterling Ranch Filing 2:* 49 lots on 50 acres; east of Vollmer Rd; part of a very large development (5225 dwellings on 1444 acres) all on well water. NEPCO received response to NEPCO comments.
- *McCune Ranch:* 770 acres total north of Hodgen Rd and west of Meridian Rd; 54 5-acre lots; 89 2.5-acre lots; all on individual wells; deep aquifer rights sold to Sterling Ranch.
- *Forest Lakes Phase 2:* Reduced to 180 lots; north loop road is gone.

Tom also explained the projected residential growth in the 80132 area which is expected to be a **43% increase from 2017 to 2020**. A total of 3152 new homes will be about 10,086 new residents (a growth of 43%) bringing the projected population to 32,558 residents in 2020.

The presentation charts from Tom’s briefing contain color-coded explanatory maps with more information on these developments and are available in the meeting charts on the www.nepco.org web site. Anyone wishing to volunteer to be a member of the NEPCO Transportation and Land Use Committee or the Highway Advisory Commission should contact Tom Vierzba at 237-5684 or vicepresident@nepco.org.

TODAY'S PROGRAM – Larry introduced our guest speaker, Terri Carver, State Representative for District 20. She talked without charts on various state issues of concern to residents and took questions during her talk. The following are a few of her points as recorded by the Secretary, but do not reflect her full statements or the full extent of her talk.

- The state had an increase of \$1.3 billion in revenue this past year due primarily to a growing economy and an increase in gas exploration taxes
- Lots of this increased revenue was spent on the increase in Medicaid expansion
- SB-1 divided up the revenue
- SB-1 requires a ballot issue in Nov 2019 for a transportation bond without raising taxes
- Maximum of 10% went to transportation
- The state has a separate fund for bridges
- Colorado law has a Governor-appointed Transportation Commission to decide on where to put toll lanes, then the High Performance Transportation Enterprise (HPTE) decides on the toll arrangements
- The state will soon develop a Broadband plan so if anyone wants to provide input regarding underserved areas in broadband they should do so as soon as possible.
- Terri can be reached at terri@terricarver.org or 719-425-7590
- If anyone would like a monthly Legislative Update, please send a request to Terri

During and after her presentation, Terri answered numerous questions from the attendees. Upon completion, the attendees gave our guest a grateful round of applause. The NEPCO President then thanked our speaker for her time and for the informative discussion.

Holly Williams, newly elected County Commissioner for District 1, was in attendance and Larry asked her if she would like to make any comments. She spoke briefly and stated that she is familiar with NEPCO and believes it is a good organization for citizen input and she would like to attend NEPCO meetings as often as possible. She provided her contact information as hollywilliams@elpasoco.com or 719-385-0722.

Two other invited guest speakers who were not able to attend were County Commissioner Stan VanderWerf and County Engineer Jennifer Irvine. In light of their absence, Tom Vierzba provided information on the water plan and road improvements. The notes below are from Tom's presentation:

- El Paso County Water Master Plan
 - The link for this has previously been sent to all NEPCO members and is on the NEPCO web site; it is 229 pages; generally optimistic projections
 - 1st public hearing is Dec 4, 2018
 - 2nd public hearing is Dec 18, 2018
 - 17 water providers and a few thousand wells are addressed
 - Region 2 is the Monument area and the plan states a significant shortfall on future water demand
 - **Tom's presentation has much more detailed information on this important plan**
- County Engineer Road Information

- Hwy 105 improvement to start Spring 2019; Monument Hill Road improvement to start late 2018; and Beacon Lite Road improvement to start late 2019; all are county roads
- The roundabout at Gleneagle Drive and Struthers Road is expected to start construction in the 1st quarter of 2019
- Jackson Creek Parkway widening to four lanes north of the Home depot shopping area to Higby Road is in planning by Triview Metro District for construction in summer 2019

GENERAL NOTICES

2018 Meeting Dates: The meeting dates and programs for 2018 below have been completed:

- January 13: County Engineer and PPRTA Program Manager on Transportation Planning (completed).
- March 10: Amber Shanklin, Palmer Land Trust, and Susan Davies, Executive Director for TOPS, on Trails and Open Spaces (completed).
- May 12: Lenard Rioth, HOA Attorney, on recent legislative impacts to HOAs, and Mark Gephardt, County Planning, on the County Water Master Plan (completed).
- July 14: Representative of School District 38 on growth issues, and presentation by Fire Chief Truty of the Tri-Lakes Monument Fire Protection District on the impacts of the Gallagher Amendment (completed).
- September 8: Brent Ambuehl, Crime Prevention Coordinator with the Sheriff's Office, to present a 1 to 1 ½ hour REACT Active Shooter class (completed).
- November 17: Terri Carver, District 20 State Representative, Stan VanderWerf, County Commissioner for District 3, and Jennifer Irvine, County Engineer, on county issues & programs (completed).

2019 Meeting Dates: The speakers for 2019 will be tentatively scheduled at the December 7, 2018 Board of Directors' meeting and will be posted on the web site.

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 Larry Oliver at 488-9625 president@nepco.org or Bob Swedenburg at 481-2723 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.

Meeting Reminders:

- All member HOAs please review your entry on the NEPCO web site for completeness and accuracy. Please notify our secretary and Webmaster of changes needed. The site is www.nepco.org.
- 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: Larry thanked the HOA representatives for their attendance and participation and thanked Representative Terri Carver for her time and information. He also thanked County Commissioner-elect Holly Williams for her attendance and remarks. Larry then called for a motion to adjourn. The motion was made, a second was provided, and a vote to adjourn was received at 11:50 am.

Next NEPCO Meetings: The next NEPCO General Membership Meeting will be **Saturday, January 12, 2019**, from 10:00 am to noon, at the Monument Town Hall on Beacon Lite Road. 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 7, 2018** at 8:00 am at the WIA Conference Room.

//approved//
Bob Swedenburg
Secretary, NEPCO

//approved//
Larry Oliver
President, NEPCO