

NOTES from AIA Board Meeting
August 9, 2017

Meeting opened by Deb Fiala at 7:03p.m. Quorum not present. Attending: Deb Fiala, Dana Merveldt, Jeanne Gardner. Not attending: Craig Rhodine, Greg Bielanski, Lonnie Wheeler, Steve Merveldt, Bob Efram, Laura Efram. Attendance Roster attached herein.

Guest speaker: Tressa Bishop from CB Insurance – overview of existing coverage and any changes. CB Insurance is an independent broker. She provided copies of a handout for each Board member. Recording is available and will be provided in case absent Board members would like to hear the discussion.

Architectural Control. Lonnie reported a Tuff Shed was approved at 365 E. Stirrup Trail. Neighborhood Watch: Jackie Heyda was not present and Deb Fiala had nothing to report. Lonnie did not mention anything about Firewise Community for the meeting.

Covenant Review. Dana says it is still with Mr. Rieth and she has not received any updates. She said she would email him for the status. Deb mentioned that we were hoping this will be the final review from the attorney so that we could get them printed and sent out for a vote. The follow-up will be going door-to-door to get people to vote, and it would be nice if we didn't have snow underfoot.

July's NEPCO meeting report. Deb attended the meeting and sent a synopsis out in the neighborhood email, but the following items were not included in the synopsis. The Transportation and Land Use are looking at developments which may be outside the NEPCO area but that may impact us. There is going to be development of 10,000 homes around Larkspur, all of which will be on wells drawing from the same layer, same aquifer as we are. The TLUC will be looking into this. There are three districts that provide water in this area, and they are all working hard to get renewable water in this area. Donala has been the most successful thus far; the water they are providing is renewable. All of them own some type of property down south that have water rights attached. Deb asked the Chairman of the TLUS if he knew anyone who was knowledgeable and would be willing to speak on water issues at our ABM, but he has not been able to provide any names at the time of this meeting.

OLD BUSINESS. Notice board signs for monthly meetings, etc. The signs are up, and Deb is finishing out the preparation of materials for all the months.

Complaint concerning neighbor's front yard. It was decided that we would move forward, and Lonnie has worked tirelessly to try to achieve a resolution, but felt his efforts were not fruitful. Dana suggested that we go to El Paso County Code Enforcement, and the Board felt that it would be more time-efficient and cost us less money to do so. Craig took this on, and they sent someone to look at the property. We sent them photos and reports of what we have done so far. Last Thursday (8/4/17) they sent notice to the homeowners and gave them 10 days to clean up. If no sufficient effort to clean up the property, Code Enforcement will decide at their next meeting in September how they want to proceed. Dana says typically it is District Court. This item will stay on the agenda for follow-up at the October meeting. Craig has asked the head of the department to keep in touch with him.

Board Elections: Jeanne reported the "Approval of Election Supervisors" deadline of 8/10/17 had been met, with the Supervisors consisting of Alta Olejnik, Diane Lee and Marcia Wentworth, with André Mouton as help if needed. Ballot mailing deadline is 8/11/17, and they will be mailed on 8/10/17; Duane and Kathy Steinke, André and Jeanne stuffed the ballot envelopes Monday night, 8/7/17. Dana is on the slate so cannot pick up ballots; Diane Lee offered to take the USPS box key to pick up the ballots. Jeanne said she needed updated candidate statements from three of the candidates so Lonnie can put them on the website. She had one from Deb, Dana updated hers at the meeting; there was a 2-yr old one for Lonnie, and Bob Efram had never provided one. If we receive any returned ballots due to bad addresses, Diane will give the sealed envelopes to Dana, who will try to find updated addresses so we can remail them.

Fire pit on Arrowwood; will stay on Old Business, but we will not get to it until the Covenants have been updated.

NEW BUSINESS: Deb asked if we should we have a backup ABM speaker, like someone from the Fire Department? Or, if the Covenants are ready by then, people might want to discuss that. Dana: it might be helpful to have someone from EPC or Police Dept to speak about grow operations and what they look like, because often they are not discovered until they cause enormous problems in homes, and neighbors are not aware. It happened in Kings Deer right across from Prairie Winds Elementary School, and their board was very dismissive when advised of the possibility because they thought it couldn't happen there.

Diane Lee reported a recent incident involving a speeding car and gunshots near her house; also speeding and racing in both lanes on Furrow.

Next meeting is the ABM at Church at Woodmoor Pavilion 9/16/17, at 1:00p.m.

Meeting closed at 7:55p.m.

