



**Minutes of the
NEPCO General Membership Meeting
November 11, 2023**

“NEPCO – regional HOA voice driving residential quality of life”

The bimonthly NEPCO general membership meeting was held Saturday, 11 November 2023, at the Woodmoor “Barn” Community Center at 1691 Woodmoor Dr., Monument, CO.

Representatives from 22 HOAs were in attendance.

NOTE: Power Point Presentation (PDF) posted to the NEPCO website; attendee list follows these minutes.

NEPCO Board members present:

- Mike Aspenson (President, Vista Clara Villas HOA)
- Bob Swedenburg (Vice President, Gleneagle North HOA)
- Roy Martinez (Secretary, High Pines Owners Association)
- Tim Miller (Treasurer, Tall Pines Ranch HOA)
- Dave Betzler (Director of Community Outreach, Woodmoor Improvement Association)
- Larry Oliver (Director of Membership, GCA)
- Harold Larson (Member-At-Large, Heights POA)
- Bob Mooney (Chair, Transportation & Land Use Committee, West Oak Ridge HOA)
- Beth Lonnquist (Chair, Wildfire Preparedness Committee, Red Rock Ranch HOA)

NEPCO – Welcome/Comments:

Opening: Meeting convened by President at 10:00a.m. with opening remarks and Pledge of Allegiance, followed by introductions of Board members, guest speakers and meeting attendees, and an overview of meeting agenda.

President Comments: Highlights included: special remembrance for our Veterans in observance of Veterans Day, overview of NEPCO organization, slide of NEPCO geographic area of interest, tentative speakers for January 2024 meeting, and that annual elections for 4 of the 7 Board positions would be held that expire 31 December 2023.

Vice President Report: N/A.

Secretary Report: N/A

Treasurer Report: The NEPCO budget/financial status consists of a savings account balance of \$179.15, and a checking account balance of \$3,693.48. All major expenses are complete for 2023. A reminder that 2024 invoices would be sent out in January.

Membership Report: NEPCO membership consists of a total of 51 members.

Communications Outreach: N/A

Annual Election of Board Members:

Four (4) of the seven (7) Board terms will expire 31 Dec 2023, and the membership voted on individuals to join the Board. The Officers will subsequently be elected by the Board. Of the 4 terms that will expire, 3 agreed to remain, those being Bob Swedenburg, Tim Miller, and Dave Betzler. There were no nominations from the floor, and a majority of the membership present voted unanimously to elect the 3 candidates.

Committee Reports:

Wildfire Preparedness: N/A.

Transportation and Land Use (TLUC): A reminder that a chair of the committee is needed, including committee members. NEPCO will provide guidance and training to any interested member. Please contact any Board member to discuss interest.

Guest Speaker:

Holly Williams, District 1 Commissioner.

Two directors from El Paso County staff accompanied Commissioner Williams to assist with questions. The directors were Kevin Mastin, Director of Public Works, and Meggan Harrington, Director of Planning Dept. Brandy Williams also attended the meeting by invitation of Commissioner Williams who is running to replace Stan VanderWerf for District 3.

Five (5) questions were previously submitted by NEPCO members and were presented at the conclusion of Commissioner William's presentation.

Selected highlights of the presentation by Commissioner Williams are below, including remarks from the Director of Public Work and the Director of Planning:

- El Paso County (EPC) has a new County Administrator this year, Brett Waters
- Population: 737,000 (most populous county in the state); more people than the states of VT, AK, and WY, and the District of Columbia. Larger land mass than the state of Delaware, and has over 100,000 veterans
- The top ten county services are as follows:
 - **EPC Jail**
The commissioners toured the jail recently and reported that the morale is better with the deputies.
 - **County Assessor**
A lawsuit was filed with the county assessor this year for property value increases. When a lawsuit like that is filed, it is also filed with the commissioners.
 - **Pretrial Services**
Includes criminal justice. A community corrections authority with Teller County was created.
 - **County Wide Elections**
 - **District Attorney**
 - **Human Services**
 - **Public Health**

- **Veteran Services**
- **Clerk & Recorder**
- **County Coroner**
 - EPC and Arapahoe County are the only two counties that have a forensic pathologist, even though a coroner only has to be a nurse. There are currently 23 counties that contract with EPC to do their services, including the recent work with Fremont County and the Return to Nature Funeral Home problems.
- EPC is a low-cost county compared to others
 - Commissioner Williams gave a couple of examples comparing EPC to Arapahoe County and Douglas County and stated that EPC's tax is nearly ½ of those two counties.
- Budget Priorities - Roads
 - EPC's total budget is \$482M, of which \$217 is unrestricted.
 - There are approximately 2,300 miles of roads in the county, split between gravel and asphalt. It takes 8 passes with a grader to maintain and recondition a gravel road.
 - A one-time \$10M funding amount will go to roads to address high-priority projects, in addition to the base budget of \$28M
 - Q/A – how much does it cost to pave roads; Kevin Mastin - the average cost to pave a road is approximately \$1M/mile and does not include sidewalks. The road base condition can significantly increase the cost to pave a road. This year the county funded a study to map every road using LiDAR which provides the county with full depth road condition information and are using that information to model which roads will be identified to be paved in 2024. The list of which roads that will be paved is expected to come out in January and posted to the county website.
 - There are some roads that are not in satisfactory condition that may require full paving which means the existing pavement will need to be removed and if so, would trigger federal ADA compliant sidewalks which would significantly increase the cost. As such, due to budget the county will determine which roads can get by with a chip seal to extend the life 7 or 8 years before having to rebuild the road.
 - The county has identified a 20-yr plan to get all roads to satisfactory or better condition.
 - Q/A – where does the safety consideration come in when identifying to maintain a road; Kevin Mastin – safety is always paramount for the county. If you identify a road that is in need of repair, you can go to [Citizen Connect](#) where you can enter a picture along with the coordinates of the location. The county can then assess and determine if repair is needed immediately or not. If needed, a grader would be sent immediately.
 - Q/A – paved vs gravel what is the maintenance cost, i.e. which is more costly; Kevin Mastin/EPC – gravel roads are more costly to maintain, but less expensive to put in, and depends on the soils. Some roads have to be maintained every 2-4 weeks, where some can go as long as 16-weeks. Part of what can make a gravel road deteriorate and cause ripples is when drivers speed. A lot of progress was made by the county this year using a reclamation program, by using a reclaimer or drivable rototiller called a Bomag that injects magnesium chloride into a material

using clay and grinds it into the surface of the road making the surface very rock hard like. The county currently owns one Bomag machine and one chip seal machine.

- In 2014 the county's road equipment was 30-yrs old, and the county made an effort to upgrade and today it is 5-7 years old. The Public Works Dept. is currently 25 employees short. To assist with the staffing shortage, the county will now pay the employee to get their CDL license and are no longer requiring a High School diploma and will assist with getting a GED.
- Budget Priorities – Public Safety
 - Public Safety has a total budget of \$164M. The county shares the Emergency Management office with COS.
- Budget Priorities – Veteran's Services
 - Veteran's Service's total budget is \$281K. They get \$10K more than any other office.
- Successes
 - Citizen Connect app
The app can be download or you can go to epcco.com. You can enter a request for services (e.g. pot holes, trash & debris, etc.), and the it would go directly to the appropriate service rep.
 - Enhanced Community Engagement
 - Website Redesign
Has to be ADA compliant. Website had over 10,000 pages, and working towards streamlining.
 - Courier Newsletter
 - [Beyond the Dais podcast](#)
 - Expanding Social Media presence
 - Nextdoor, LinkedIn
 - Space Command
An amazing community upswell to keep Space Command here. Didn't come from anyone person.
 - Redistricting
 - EPC Projects
 - Fox Run Nature Center - <https://www.tdg-fnc.com/>
Added a third nature center. Will be located within Fox Run Regional Park. Focuses on the Black Forest and its ponderosa forest.
 - District 1 Annual Paving Projects
13.56 centerline miles
 - Hwy 105A Project
 - Additional lanes will be added
 - Funding through PPRTA
 - Anticipated substantial completion December 2024
- Challenges
 - Land Use Legislation
 - SB 23-213 did not pass but will likely come back next year by the Governor.

- The county code will undergo a complete rewrite in the next couple of years, and NEPCO will be kept apprised.
 - EPC is currently doing a study to determine how much groundwater exists under each town.
 - There is a new proposal in the county looking to combine Accessory Dwelling Units (ADU) with Accessory Living Quarters (e.g. mother-in-law suite). If you live in a PUD development, you will not be affected by a code rewrite. The ADU proposal would allow you to put a 2nd home on your property.
 - Q/A – is it envisioned that an ADU would override covenants; That is what is currently being debated.
 - Q/A – what is the difference between an Accessory Living Quarters and an ADU; an Accessory Living Quarters can't be rented, where an ADU can.
 - Commissioner Williams prefers to make individual decisions on ADUs as each situation is different.
- Questions raised by NEPCO members
 - GENHOA regarding cul-de-sacs. Kevin Mastin/EPC – cul-de-sacs will be ranked with other road project and can't expect they will be addressed sooner. The county will focus on high traffic roads first.
 - Q/A – does the Pavement Quality Index (PQI) factor in the prioritization; Kevin Mastin/EPC – yes it does.
 - Timberview 1 HOA – status of Furrow Road opening; have to keep promise to HOA first and will keep open.
 - HPOA – a paper was provided for the commissioners to consider reading entitled “Growth Without Growth: An Alternative Economic Development Goal for Metropolitan Areas.” Commissioner Williams has not reviewed the paper yet. Mike Aspenson pointed out that developers make more money with higher densities and at some point density will become a problem. Mike encourage the commissioner and everyone to read the paper provided by HPOA as it is a balanced discussion with how do you balance the needs of the people who are here vs the people who want to get here.
 - Q/A – if a large lot property owner wanted to rezone to develop the property, how does staff handle that; Meggan Harrington - at the staff level they will tell the applicant that it has been turned down before and they may not have any luck getting it passed. Q/A – is there a limit to how many adjacent home owners are notified; Meggan Harrington - no there is no limit, but they are now taking the notification to 500-ft. The county is looking to make the notification buffer larger and NEPCO is notified – there is nothing in the code to have a neighborhood meeting, but they will be discussing that during the code amendment process. Commissioner Williams encouraged neighborhood meetings.
 - Q/A –road paving; Kevin Mastin/EPC – what triggers a review of gravel roads by EPC is when the daily traffic exceeds 200 average traffic movements.
 - Q/A – what are the rights of property owners if it has a specific zoning; Commissioner Williams – the property owner has the right to take the risk, but the master plan is very flexible.

- Closing comments by Meggan Harrington and Kevin Mastin – Meggan and the planning staff will reach out to NEPCO and perhaps schedule a meeting to discuss the planning process and transparency. Kevin also offered the same meeting but cautioned that those meetings have gotten out of hand.

GENERAL NOTICES

2023 Guest Speaker Program:

- a. **Transportation Plans, Programs, Issues and Funding in the NEPCO Area**, 21 January 2023 (completed): John Liosatos, Transportation Director for the PPACG, and Greg Roosevelt, NEPCO Representative to the El Paso County Planning activity.
- b. **Tri-Lakes and Wescott Fire Dept Merger Status, Benefits and Issues**, 11 March 2023 (completed): Mark Gunderman, President of Wescott BoD, Andy Kovacs, Fire Chief Monument Fire, and Jim Reid, Director, Pikes Peak Regional Office of Emergency Management/PPROEM
- c. **Recent Legislative Impacts on HOAs**, 13 May 2023 (completed): HOA Attorney Lenard Rioth and District 20 State Rep Don Wilson speaking on HOA legal issues and legislative impacts to HOAs from the 2023 Colorado legislative session.
- d. **Future Renewable Water Plans For The Tri-Lakes Region**, 22 July 2023 (completed): Jessie Shaffer, District Manager, Woodmoor Water & Sanitation District, and Jim McGrady, General Manager for the Triview Metropolitan District including representative from Town of Monument.
- e. **Town of Monument Land Use Planning**, 9 September 2023 (completed): Rey Medina and Jeff Lilegren with Town of Monument Planning Dept.
- f. **County Programs and Issues**, 11 November 2023 (completed): Holly Williams, County Commissioner for District 1, Kevin Mastin, Director EPC Department of Public Works and Meggan Harrington, Planning Director, EPC Planning Department.

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 719-481-2723 or 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. Member sign-in is the username *member* and the password *nepco@2021*.
- Member HOAs are encouraged to invite interested HOA residents 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 12:05 pm.

Next NEPCO Meetings: The next NEPCO General Membership Meeting will be Saturday, January 20, 2024, 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, January 19, 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:

Arrowwood Improvement Assoc, Dave Ellis
Cherry Creek Springs HOA, Glen Paget
Eagle Villas Owners Association, Rich Hicks & Al Rohr
El Creek Ranches #1 HOA, Daniel Rusch
Gleneagle Civic Association, Glenn Gutnayer & Larry Oliver
Gleneagle North HOA, John Rickman & Bob Swedenburg
Heights Property Owners Association, Harold Larson
High Pines Owners Association, Roy Martinez
Jackson Ranch Owners Association, OCN, Marlene Brown & Andy Gessner
Kings Deer Homeowners Association, Greg Wolff
Longview Estates HOA, Edward Jaeger
Red Rock Ranch HOA, Beth Lonquist
Shiloh Pines Owners Association, Mike Gallard & John McMurray
Sun Hills Association, Jerry McLaughlin
Sun Mesa Townhome Owners Association, Bill Crimmel
Tall Pines Ranch HOA, Tim Miller
The Timber HOA, Mark Spowart
Timberview #1 Property Owners Association, Dave Reed
Timberview #2 Property Owners Association, Randy Miller

Vista Clara Villas HOA, Mike Aspenson
West Oak Ridge HOA, Bob Mooney
Woodmoor Improvement Association, Brian Bush, Steve Cutler, Rick DePaiva

Guests:

Cherry Creek Crossing, Mark Winland & Jerusha Goebel
Eagle Rising HOA, Steve Jacobs & Cathy

The following NEPCO member HOAs were absent:

Canterbury Improvement Association, Dave Ellis
Chaparral Hills, Steve Sery
Cherry Springs Ranch HOA, Stan Searle
Donala Club Villa HOA
Falcon's Nest HOA, Cynthia Pearson
Forest Lakes, Jerry Richardson
Forest View Estates Neighborhood Association -IV, Donna Wood
Fox Pines HOA, Greg Lynd
Gleneagle #3 Home Owners Association, Angelo Guarriello
Gleneagle Townhomes Association, Gloria Milhoan
Higby Estates HOA, Kimberly Will
High Meadow at Fox Run HOA, CJ Bohn
High Pines Patio Home Association, Graham Smith
Homestead at Jackson Creek HOA, Brian Slivka
Kingswood Property Owners Association, David Doe
Legends at Sanctuary Pointe, Steve Emery
Meadows at Monument Lake HOA, Keith Gardner
Misty Acres HOA, Chet Sawyer
Nichlas HOA
Paradise Villas HOA, Mary Gunderman
Promontory Pointe HOA, Matt Surma
Ridge at Fox Run, Steve Waldman
Sanctuary Pointe, Jerry Richardson
Summer Glen Estates, Ralph Nussbaum
Sunrise Townhome Association, Gary Olson
Village Center Estates, Dustin Sparks
Wissler Ranch HOA, Jim Keefe
Woodmoor Park HOA, Bill Peterson

//composed//
Roy Martinez
Secretary, NEPCO

//approved//
Mike Aspenson
President, NEPCO