

General Membership Meeting Minutes – May 10, 2025

Meeting: Convened at 10:00 am by Vice President Bob Swedenburg, who then led the group in the Pledge of Allegiance followed by a review of the agenda. He thanked the Woodmoor Improvement Association for allowing NEPCO use of the barn and Board meeting space, and welcomed new member Langtree HOA. Future General Membership meetings are as follows:

- July 12: HOA Legal and Legislature
- September 13: Transportation Priorities
- November 15: County Commissioners

Attendees:

NEPCO Board:

Vice President: Bob Swedenburg, Gleneagle North HOA, Treasurer: Mike Pipkins, Cherry Creek Crossing POA, Member at Large: Harold Larson, Heights POA, Director Community Outreach: Dave Betzler, WIA, Board Observer: Bill Crimmel, Sun Mesa TOA, Board Observer: Debbie Rusch, Elk Creek Ranches HOA, and Chair, Wildfire Preparedness Committee: Beth Lonnquist, Red Rock Ranch HOA

HOAs: 14 HOAs were represented

Business Meeting:

Wildfire Preparedness Committee: Beth Lonnquist provided a short briefing stressing the importance of fuel mitigation. Good mitigation can increase home survivability up to 75 percent. She suggested mitigation up to 5 feet from homes as a start and then expand that area 5 feet each year.

Treasurer's Report: As of May 5, NEPCO has \$3,902.42 in our ENT FCU Checking and Savings account.

HOA Open Discussion: During the open discussion period one HOA asked about options when a covenant change falls one vote short. The subject was allowing chickens. The discussion was lively and interesting. A second subject was about how to keep an amateur radio member from adding antennas without HOA Board approval. Suggestions ranged from letters to fines. The third request was for a source of law firms that were reasonable and had experience in rewriting covenants. Members provided two options.

HOA Forum:

Debbie Rusch set the stage for the forum to include instructions on filling out the discussion forms. There were five tables and participation at each table ranged from one plus the Board member to seven. Tables covered the following topics: Quality of Life, Growth and Development, Communication, Covenants, and Volunteer Recruiting. There were two bonus questions for each group to consider: thoughts and ideas on strengthening NEPCO support for HOAs and ideas for future major topics and speakers. Following table group discussions, each table provided a short results briefing, and Debbie collected the forms from each table. She will review the table inputs and provide a draft report to the Board for review and dissemination to the NEPCO membership.

Prior to closing there was discussion on the new NEPCO website and the need for homeowners to have access in case their HOA representative and Board did not forward NEPCO meeting information. Bob Swedenburg provided user name and password for general member access. User Name: member -- Password: Nepco@2025!

Closing: Vice President Swedenburg thanked Debbie for organizing the Forum, the table speakers for their presentations, and voiced appreciation for the attentiveness and active participation of HOA members.

Meeting Adjourned: 12:00 pm

Next General Membership Meeting: July 12, 2025 at 10am

Submitted by: Bill Crimmel (Board Observer and Acting Secretary) **Approved by:** Bob Swedenburg, VP