

## NEPCO General Membership Meeting Minutes – March 14, 2026

**Meeting:** Convened at 10:00 am by Harold Larson, standing in for President Mike Aspenson. Harold reviewed the agenda, and then led the group in the Pledge of Allegiance. He thanked the Woodmoor Improvement Association for allowing NEPCO use of the Barn and Board meeting space.

**Attendees:**

**NEPCO Board:** Harold Larson (Member-at-Large), Dave Betzler (Director, Outreach), Bill Crimmel (Board Observer and Acting Secretary), Debbie Rusch (Board Observer), and Beth Lonquist (Chair, Wildfire Preparedness Committee).

**Monument Town Council:** Steve King (Mayor Pro Tem) and Laura Kronick (Councilmember)

**Monument Planning Department Staff:** Dan Ungerleider and Jenna Gorney

**TriView Metro Staff:** Jeff Gross and Steve Sheffield

**Member HOAs:** Sixteen member HOAs were represented.

**Guest HOA:** Eagle Rising OA (Steve Jacobs; saj1@me.com)

**Business Meeting:** Harold Larson introduced the Board members present, and stated again the need for additional help. Dave Betzler introduced the guest speakers: Dan Ungerleider and Jason Gross. Bill Crimmel presented Greg Knierim with an Honorary Membership certificate for his continuing IT support. Membership status is 42 active HOA Members, 1 Business Associate, and now 7 Honorary Members. Slides for the business meeting are on the NEPCO website.

**Treasurer's Report:** As of 12 March, NEPCO has \$179.43 in savings and \$2,802.89 in checking for a total of \$2,982.32. Expected income for 2025 was \$2,332.00. Only \$1,845.00 was collected. The 2026 budget is estimated at \$2,300 and estimated income is \$1,845 – a shortfall of \$455. To date, 20 HOAs have paid their 2026 dues, a total of \$995.

**Wildfire Preparedness:** Beth Lonquist presented two slides on preparing for wildfires stressing the need to provide defensible space around homes by reducing combustible fuels.

**HOA Open Forum:** Brad Frieden (High Meadow at Fox Run HOA) asked for input from members on their experience with property managers. He met after the meeting with several HOA members to get information.

**Invited Speakers:**

Dan Ungerleider (Town of Monument Planning Director) provided an extensive overview of current activities in Monument. He focused on areas of the town's 2040 Comprehensive Plan that is in work. The purpose of the Comprehensive Plan is to provide a long-range policy framework to guide the Town's land use and development decisions over the next ten to fifteen years. The Plan will focus on a range of core community issues related to land use, transportation, economic development, housing, and community character to guide Monument, capitalize on unique local assets, and grow in a meaningful way that reflects its small town character. While he had no slides to share, information on the Plan and the activities of the Planning Department are on the Town of Monument website. Dan was entertaining and informative and fielded several questions from the audience, including one on the apparent "white" warehouse buildings south of Baptist Road and west of I-25. Dan stated that they are gray and not white. A very, very light shade of gray, which was approved before Dan took his position. An audience member suggested that the town should adopt a light reflectance value for exterior paints for future projects. Dan said they would look at that.

Jason Gross (Board President, TriView Metro District) did provide a series of slides that are on the NEPCO.org website. TriView Metro District is inside the Town of Monument and is responsible for water, open spaces, roads and parks within the district's boundary. The Town of Monument provides property planning support and the town and district have a good relationship in supporting each other. Jason stated that the Metro District has several ground water contracts that make it independent of their water wells through

what they consider total buildout in their district. Jason announced that Target will be the big box store in the new development north of Baptist Road and south of Jackson Creek Parkway. He also mentioned that the new building south of the Woodmen Valley Chapel on Terrazzo Drive is their new admin/utility building and will be opening soon.

**Closing:** Harold Larson thanked Dan Ungerleider and Jason Gross for their informative presentations, and the audience for their participation and suggestions.

**Meeting Adjourned:** 11:45 am

**Next Scheduled General Membership Meeting:** May 9, 2026 at 10:00 am

**Submitted by:** Bill Crimmel (Board Observer and Acting Secretary)