

NEPCO General Membership Meeting Minutes – July 11, 2026

Meeting: Convened at 10:04 am by President Mike Aspenson. Mike reviewed the agenda, and 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: Mike Aspenson (President), Bob Swedenburg (Vice President), Harold Larson (Member-at-Large), Dave Betzler (Director, Outreach), Al Feldkamp (Treasurer), Bill Crimmel (Secretary), Debbie Rusch (Board Observer), and Beth Lonnquist (Chair, Wildfire Preparedness Committee).

Member HOAs: 21 member Community Associations were represented.

Business Meeting: Mike Aspenson introduced the Board members present, and noted that Bruce Hoover (Membership Director) had resigned as has Beth Lonnquist (Long-time Chair, Wildfire Preparedness Committee). Membership status is 42 active HOA Members, 1 Business Associate, and 7 Honorary Members. Mike reviewed the proposed general meeting schedule for the rest of 2026. Slides for the business meeting are on the NEPCO website.

Treasurer's Report: As of 9 June, NEPCO has \$179.47 in savings and \$3,103.21 in checking for a total of \$3,282.68. The 2026 budget is estimated at \$2,300 and estimated income is \$1,845, a deficit of \$455. Actual expenses so far are \$1,917.64. To date, 31 HOAs have paid their 2026 dues, a total of \$1,480.

Land Use: Harold Larson provided his assessment of how the El Paso County Board of County Commissioners (BoCC), as a group, think and what moves them. He also introduced two visitors (Al and Lisa) who gave a short briefing on the issues of a proposed rezoning effort on the southeast corner of the intersection of Highways 105 and 83. The county planning commission voted 6-1 against rezoning and the BoCC will take up the request on July 23. Harold's presentation is included in the General Membership Meeting briefing slides on the NEPCO website.

Community Outreach: Dave Betzler briefed on an opportunity to raise community awareness of NEPCO's value. NEPCO will join 90+ area businesses and 15-20 area charities and non-profits at the Tri-Lakes Chamber of Commerce Community and Business Expo, October 28, from 10am to 2pm at the Tri-Lakes YMCA. The Expo is free to the public.

Wildfire Prevention: Beth Lonnquist provided an 8-week wildfire mitigation program. The weekly efforts are included in the General Membership Meeting briefing slides on the NEPCO website.

HOA Open Forum: There was a request for information on potential snow plow contractors. There was a concern voiced about ADUs and that those concerned should contact county health officials. A Sun Hills HOA member expressed concern about the upcoming county commissioner election and that, in his opinion, both major party candidates would be too much in favor of developers.

Invited Speaker: Our speaker was Amanda Ashley from Altitude Community Law (aashley@altitude.law). Amanda was entertaining and instructive. She spoke on the following areas: Winners and Losers from the 2026 Colorado legislative session, hierarchy of laws versus documents, and making the decision to amend or not amend HOA documents. Her briefing slides can be found on the NEPCO website. She covered five new laws:

HB26-1001: Housing Developments on Qualifying Properties "HOME" Act

HB26-1007: Improve Customer Use Distributed Energy Resources

HB262-1045: Disabilities Housing Protections

HB26-1099: Protect Financial Condition of Homeowners Association

SB25-155: Increase Access Homeowner's Insurance Enterprise

She also reviewed several bills that were not passed but would have HOA impact if they come back next session (2027):

HB26-1036: Local Taxes on Vacant Residential Property

HB26-1047: Protections for Residential Tenants

HB26-1091: Homeowner's Insurance Data Privacy Protections

HB26-1114: Allowed Minimum Lot Size for Subject Jurisdictions

HB26-1201: Homeowner's Preferred Language Notice to HOAs

HB26-1308: Lot Splitting Approval by Subject Jurisdictions

HB26-1316: Private Membership Club Covenants

SB26-059: Homeowner Natural Disaster Mitigation

The remainder of her briefing spoke to the issue "Our Documents are out of date – what do we do?"

Closing: Mike Aspenson thanked Amanda for her informative presentations, and the audience for their participation.

Meeting Adjourned: 11:50 am

Next Scheduled General Membership Meeting: September 12, 2026 at 10:00 am

Submitted by: Bill Crimmel (Secretary)