

Regional HOA voice - - - Smart Growth, Quality of Life, Community Engagement

MEMBERSHIP Meeting MINUTES – May 11, 2024

Opening

Welcome
Pledge of Allegiance
Introductions
Agenda

Attendees

NEPCO Board:

Mike Aspenson – President
Bob Swedenburg – Vice President
Dave Betzler - Community Outreach
Larry Oliver – Membership
Beth Lonquist – Chair Wildfire Preparedness
Bill Crimmel – Board Observer

Not present: Tim Miller – Treasurer; Harold Larson – Member at large

HOAs: Representatives from 19 HOAs attended.

Guests: *Bryce Meighan/ Orton Cavanagh Holmes & Hart LLC*

Business meeting

President Remarks Welcomed members and guests. Noted that due to speaker's delayed arrival, Monument's Steve King would provide overview of legislative bills.

Reports

Vice President Highlighted Board vacancies (Treasurer, Secretary, Land Use/ Transportation) and solicited volunteers. Reviewed schedule for future Membership Meetings: July 13 // Parks/Recreation/Trails/Open Space; September 14 // El Paso County – Director of Plans, Director Public Works; November 9 // El Paso County Commissioners.

Treasurer *President* reviewed checking and savings balances, and 2024 budget

Membership Membership is 50 HOAs, as well as honorary and associate members

Land Use *Vice President* highlighted Monument Ridge East (360+ units adjacent to I25/south of PRHS), 3rd filing Settler's Ranch, and Monument planning (current/planned developments)

Wildfire Committee Highlighted mitigation and insurance guides published by Colorado State Forest Service; noted "Firewise" term/program is evolving into "Fire-Adapted" approach. Material handouts distributed; HOAs urged to view/publicize to members the valuable insurance resource information in the handouts.

Outreach Communications Confirmed speakers *July 13 Parks/Recreation/Trails*: Susan Davies (Trails & Open Space Coalition), Madeline VanDenHoek (Monument Recreation/Parks), and Todd Marts or alternate (El Paso County Director Community Services/Parks). Discussed *January 2025 Insurance presentation*: speakers include Jason Lapham (Colorado Division of Insurance, Deputy Commissioner Property & Casualty), Robert Soucek (Farmers Insurance); Chief Jonathan Bradley (Fire Marshal Monument Fire District). Efforts continue to add Carole Walker (Rocky Mountain Insurance Information Association/RMIIA).

Guest Speaker *NOTE: presentations are posted at nepco.org*

>**Steve King**, *Monument Mayor Pro Tem*. - - ad hoc talk pending arrival of speaker. Highlights: in general, new legislation impacts local control and property rights, especially since Monument is a home-rule community.

Signed Legislation with negative/yet-to-be-determined impacts:

HB 1007 occupancy limits—local and statewide concern with provisions the bill.
HB 1152 ADU/accessory dwelling units – allows ‘use by right’ to implement ADUs
HE 1304 Metro District Parking – no minimum standards; unknown status re ADA
SB 005 Restricts installation of artificial turf (government property/facilities)

Not signed

HB 106 Construction Defect Procedures (legal recourse)— condo-type housing

>**Bryce Meighan**, Orton Cavanagh Holmes & Hart LLC

Signed Legislation

HB 1007 *residential occupancy limits* – allows non-family members; overlooks potential issues with parking/noise
HB 1091 *Hardened Property/building materials*—requires fire-hardened home/fence materials, unknown if there can be aesthetic exceptions
HB1098 *Cause Required Eviction- residential tenants*—TBD effects whether it applies to CCIOA communities or exempts HOAs
SB 021 *Exempt small communities from HOA requirements*—“hard cap” on annual assessments
HB 1152 *ADU/accessory dwelling units* – voids restrictive designs and standards
HB 1233 *HOA Delinquency Enforcement* (‘clean-up” of HB 1137 of 2022 session)
Question: concerns: transparency (privacy / safety) of personal identity data (board members, officers in non-profits); applicability to HOAs (churches).
SB 1267 *Metropolitan Districts Covenant Enforcement* (re developer’s de facto “HOA”) —sets design and review standards/enforcement w/limited transparency
HB 1313 *Housing in Transit corridors* – promotes affordable housing: concerns re specified geographic areas/boundaries, applicability to home-rule towns
SB21 1110 **2021 bill**: *Incorporation of federal ADA requirements – government IT*—major unfunded requirements and penalties for non-compliance on state and public organizations/agencies; *unknown applicability to non-profits and special districts (schools, water, fire. . . as well as HOAs, churches*
SB 058 *Landowner Liability - Recreation Use* – requires posting of warning signs, limits landowner actions

Passed/Not Signed

HB. 1051 *Towing carrier regulation*—must post standard English/Spanish signs at entrances/exits
HB 1108 *Insurance Commissioner-Mandated Study of Property & Casualty Insurance costs* – impacts TBD
HB 1337 *Real property Owner Unit Association collection/attorney fees*—potential to impact HOA assessments, collection and enforcement fees, etc.

NOTE: Bryce Meighan presentation materials will be posted on NEPCO website.

Adjournment

Meeting adjourned at 1220 pm.

Dave Betzler

Acting Secretary (Minutes)

May 15, 2024