



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

**MEMBERSHIP Meeting MINUTES – July 13, 2024** **FINAL**

**Opening**

- Welcome** - meeting convened 10:05
- Pledge of Allegiance**
- Introductions**
- Agenda**
- Speaker Presentations**

**Attendees**

**NEPCO Board:**

Bob Swedenburg *Vice President*; Larry Oliver – *Membership*; Dave Betzler - *Community Outreach*;  
 Harold Larson – *Member at large*; Beth Lonquist – *Chair Wildfire Preparedness*  
*Not present: Mike Aspenson–President; Tim Miller–Treasurer; Bill Crimmel- Board Observer*

**Guest Speakers:**

Madeline VanDenHoek, Monument Director Parks & Community Affairs/Acting Town Manager;  
 Jason Meyer, El Paso County - Parks Planning Division Manager

**HOA’s:** twelve HOA’s were represented

**NEPCO Business meeting**

Vice President - Remarks Welcomed members and guests, and recognized new volunteer Belinda Warren, noting she will be the NEPCO representative on the County’s *Land Development Code Task Force*.

**Reports**

Vice President Highlighted speakers for future Membership Meetings [*September 14 // El Paso County, Director of Plans, and Director Public Works; and November 9 // El Paso County Commissioners*]. Members were reminded of vacant Board positions: Treasurer, Secretary, Land Use/ Transportation.

For Treasurer, reviewed checking and savings balances, and 2024 budget.

For Land Use Committee, highlighted Tri-lakes developments in EDARP:  
 Monument Ridge East (360+ units) and Settler’s Ranch Filing 3.

<u>Treasurer</u>	Account balances:	Savings - \$184.23	Checking - \$5,293.23
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Wildfire Preparedness Committee Highlights included: slides on Colorado State Forest Service mitigation and insurance materials (available via CSFS website); discussion of evolution of “Firewise” term into “Fire-Adapted” terminology. Valuable homeowner insurance materials/handouts were available and HOA members were urged to notify their homeowners.

Outreach Communications Plans for January 2025 Membership Meeting are focused on *Property & Casualty/Homeowner Insurance*. Likely speakers will be Jason Lapham, Colorado Division of Insurance Deputy Commissioner Property & Casualty; Robert Soucek, Farmers Insurance broker/agent); Jonathan Bradley, Fire Marshal, Monument Fire District. Efforts continue to add Carole Walker, Executive Director Rocky Mountain Insurance Information Association/RMIIA.

**Guest Speakers**

*[NOTE: slide presentations will be posted at [nepco.org](http://nepco.org)]*

Monument: Madeline VanDenHoek. Speaker’s slide presentation provided a comprehensive picture of the Town’s existing and proposed park and recreation facilities (e.g., horticulture, arts, community gardens, parks and assets/facilities). Speaker touched on available resources/funding for parks/recreation,

and pointed out volunteer opportunities. Specific mentions were made of Jackson Creek median design, fishing at Monument Lake, 23 acres for trailhead parking/ ("granite park"), and *resource-dependent* planning for a new town entrance landscape to replacement the old park-n-ride (paved lot). Speaker reviewed results of the Town's November 23 community survey: strong community interest/preference for recreation/sports and exercise facilities (youth and adult), especially swimming pool/facility. Speaker noted that the in-progress update of Monument's Comprehensive Plan will include updated park and recreation details and plans.

Q & A: Growth and pace of area's population and impact on Town capabilities. A--2023 data has Monument with 12,000 residents. The Comprehensive Plan takes into consideration population growth and geographic concentrations.

Q & A: Town planning/acquisition of land (i.e., open space). A--Revenue from Town's lodging tax includes apportionment for parks/recreation.

*El Paso County Parks: Jason Meyer.* Speaker and slides provided extensive review of current and planned parks and open spaces. Specific open space facilities included: Pineries (planned completion in October/November 2024), and Santa Fe (1.75 miles in length). Speaker discussed *Fox Run Regional Park* history (1946 acquisition to the present) and on-going renovation/restoration (e.g., restrooms, ponds and gazebo). In Spring 2025, County will host two community meetings to address community concerns.

Plans for the *Fox Run Nature Center* will result in a facility similar to the Bear Creek Center and Fountain Center. Speaker presented the building design and facility layout. Fund-raising is on-going, with roughly 60% of necessary funding in place. The Center will be 100% electric, solar powered, and will include an observation tower (with elevator for ADA compliance) and an elevated canopy-level walkway.

Q & A: Have developer plans for the Center been coordinated with other County offices (e.g., trails). A—County Parks reviews all developer plans, to ensure compatibility with existing and planned trails. County Parks regularly coordinates activities with the Trails & Open Space Coalition/TOSC.

Q & A: Are there sufficient funds to complete the facility. A—For the last three years, the County has increased General Funding, and coupled with a successful Center fund-raising campaign, sufficient funding is expected to be available.

Q & A: Given the heavily forested area, will many trees be removed. A—County has conducted a complete tree inventory and any necessary tree replacement will be on a 2:1 ratio.

Q & A: The new Center will increase pressures on existing roads and repair and maintenance. A—The developer has the responsibility for road repairs and maintenance.

**Closing:** Vice President thanked the speakers for their presentations and the HOA members for their attendance and active participation.

### **Adjournment**

Meeting adjourned at 1220 pm.

Dave Betzler  
Acting Secretary (Minutes)  
July 23, 2024