



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

MEMBERSHIP MEETING MINUTES

Meeting Date: December 14, 2024 (rescheduled from November 9, 2024)

NOTICE: Invoices for 2025 NEPCO Dues will go out in mid-January. If any HOA has any updates to their contact information, please send that to the NEPCO Treasurer at Treasurer@nepco.org.

Opening

Welcome: Meeting convened at 10:02
Pledge of Allegiance
Introductions
Agenda
Speaker Presentations

Attendees

NEPCO Board:

President: Mike Aspenson
Vice President: Bob Swedenburg
Treasurer: Mike Pipkins
Director Membership: Larry Oliver
Member at Large: Harold Larson
Community Outreach: Dave Betzler
Board Observers: Bill Crimmel and Debbie Rusch

Guest Speaker:

Holly Williams, El Paso County District 1 County Commissioner

Other Special Guests:

Steve King, Monument Mayor Pro tempore
Wayne Williams, previous county commissioner
Jonathan Bradley, Division Chief, Community Risk Reduction, Monument Fire District
Bill Wysong, El Paso County District 3 County Commissioner
Ken Casey, President, Flying Horse HOA

HOA's: 23 HOAs were represented. A quorum was present.

NEPCO Business Meeting

President Remarks

- Welcomed members and guests.
- Welcomed guest speaker, Holly Williams.

- Identified the two committees: Wildfire Mitigation (Beth Lonnquist) and Transportation and Land Use (Open).
- Provided a recap of the 2024 meetings.
- Provided an overview of the preliminary planned meeting topics for 2025:
 - January 11: Fire Mitigation, Monument Fire Department
 - March 15: HOA Insurance or Sheriff's Department
 - May 10: HOA Legal and Legislature Impacts
 - July 12: NEPCO HOA Feedback Session
 - September 13: Transportation
 - November 15: County Commissioners
- Provided a membership update and identified the honorary members.
- Presented a budget update: Six (6) HOAs have not paid the 2024 dues. The fees will get rolled into the 2025 dues amounts.
 - Purchased a NEPCO computer.
 - The majority of the income from dues goes toward insurance costs and Information Technology (licenses, website, etc.).

Elections

Four positions on the NEPCO Board of Directors were open, and three incumbents were candidates. They were Mike Aspenson (Vista Clara Villas HOA), Larry Oliver (Gleneagle Civic Association), and Harold Larson (Heights POA). No candidates from the floor volunteered. The three candidates were then unanimously elected to a new two-year term. Any member interested in filling the fourth position should contact any board member for further information.

HOA Open Forum

- Gayle Humm, Shiloh Pines HOA: Identified that hunting is allowed in the Monument Preserve area, which is heavily used for recreational purposes with families and small children. She is concerned about hunting/weapon use is allowed in such a populous area.
 - She was told by a Ranger that hunting areas are determined by Parks and Wildlife.
 - Plans to reach out to them but is looking for support from the affected communities first.
 - State law directs that weapons cannot be discharged within 150 yards of a housing development.
 - Holly Williams said that the county does have state and federal lobbyists who could promote the issue.
 - Someone mentioned that the Air Force Academy has signs indicating when hunting is allowed. Suggested a sign that tells people to dress appropriately (orange vests, etc.) if in the area during hunting season.
 -
- Ford Amphitheater: Several member communities can hear the concerts held in the amphitheater (Sun Mesa, Eagle Villas, Kingswood, High Meadow at Fox Run, Chaparral Hills, Gleneagle).
 - Mike Aspenson offered to represent the communities if they would like to provide him with a list of the impacts on their communities.

- Holly Williams identified that there is also a town hall about the amphitheater on Tuesday (12/17) at 6:00 pm at TCA, 957 Stout Road. The mayor and council members will be there. It is necessary to register for the event. The link is the following:
<https://www.koaa.com/news/covering-colorado/the-city-of-colorado-springs-hosting-a-meeting-for-neighbors-of-ford-amphitheater>
- Holly Williams met with J.W. Roth at the Ford Amphitheater. There is currently a sound wall on the south side. They also plan to build a sound wall on the north side. They are also turning the speakers downward.
- There are also new buildings going into the north and east that might help, but not sure when they will be completed.

Guest Speaker [NOTE: presentations posted to nepco.org]

Holly Williams – El Paso County Commissioner District 1

- There are 744,211 residents in El Paso County. The current growth rate is about 4.9% per year.
- Services done by the county include:
 - County jail: county responsible for health care
 - County Assessor
 - Pre-Trial Services
 - County-wide Elections
 - Clerk and Recorder
 - District Attorney
 - Human services
 - Public Health
 - Veteran Services
 - County Coroner: Current coroner is retiring at the end of the year, appointing Emily Russell-McKinley (forensic pathologist) to replace him.
- El Paso County is the last one that has not been de-Tabored. If you hit your revenue limitation, you must push the mill levy down. Currently have about an 8.4 mill levy. School districts, fire districts, and library district are the highest mill levies.
- Have a budget reserve of 24%. Will be sending out the budget to NEPCO to post on website.
- Road Infrastructure: \$10 million one-time funding increase due to COVID. Base budget of \$28M in 2025.
- Public Safety: \$164M allocated to public safety. Funds Sheriff's office, District Attorney's office, justice services, and emergency management.
- Trying to expand social media presence. Legislature stating all websites need to be ADA compliant by 6/1/2024. They have 2800 webpages that need to be converted to be ADA compliant. Will mean less transparency on the website.

- District 1 Roads: Paved 20 roads this past year 16.23 centerline miles and pavement preservation 29 roads with other 34 centerline miles. Trying to make more safety improvements (i.e., lighted stop signs).
- NEPCO Question 1: Why do the commissioners approve “Builders math”?
 - Did not get to this question, but Mike will follow up with Holly.
- NEPCO Question 2: Please provide an update on the Ford Amphitheater.
 - Response was provided in the HOA Open Forum Section.
- NEPCO Question 3: Is there a process for new homes or developments to annex into an existing HOA or POA if the new development is using the existing development’s road and trails?
 - Holly Williams will have to investigate the road issue that was brought up.
- NEPCO Question 4: Can you please provide a status update on the Furrow Road project, including the status of the final design and funding?
 - Tri-Lakes Fire Department wanted it open because it was a fire safety issue. Additional work is in the design and budgeting phase.
- NEPCO Question 5: Have you or the BOCC received any feedback on the overnight parking ordinance passed last year allowing any vehicle or trailer to be parked on a county road bordering the owner’s property for an indefinite time?
 - This issue came up before and she asked for feedback on how bad it was. No feedback has been received. She tried to get a 72-hour limit established, but could not get any other commissioners to vote with her. She suggested calling the Sheriff’s department if there is an issue to see if he can do anything.
- NEPCO Question 6: Where are they measuring the six inches of snow for plowing?
 - The guideline is 6” of accumulated snow on the road (not grass). She will engage if a citizen has a specific issue, but she suggested the person send her an email because Citizens Connect gets a lot of requests.
- NEPCO Question 7: How much did the master plan cost the taxpayers?
 - The cost was \$630,000. Associations can call the planning office to obtain a copy. Master plans are guiding documents, not code.
- Buckee’s: The annexation report submitted doesn’t have enough detail. The county does not approve nor disapprove the annexation but can provide comments to Palmer Lake on the Annexation Plan

Closing: President thanked the speaker for her presentations, and voiced appreciation for the attentiveness and active participation of HOA members.

Adjournment

Meeting adjourned at 12:04 pm.

Compiled by

Dana P. (Thank you, Dana!!!)

Approved by

Bob Swedenburg

NEPCO Vice President