

## **Synopsis of NEPCO Meeting 14 September 2019**

This synopsis is intended to provide the highlights of the NEPCO General Membership meeting to all residents of NEPCO member Homeowner Associations. Full minutes & presentations at [www.nepco.org](http://www.nepco.org).

**Nominations Needed for Board:** Greg explained that annual elections to the NEPCO Board of Directors will take place at the next meeting in November. Three members have their two-year terms expiring and will seek re-election. Two other Board positions are vacant, and NEPCO needs two volunteers to fill these positions. The Board is seeking volunteers to serve on a nominating committee and volunteers to run for election for the Board. Interested members should contact any Board member to get your name on the ballot, another member's name on the ballot, or serve on the nominating committee. Anyone can self-nominate.

**Transportation and Land Use Committee Report:** Donna Wood (Forest View Estates IV), member of the NEPCO Transportation and Land Use Committee, provided a status report on recent activities of the committee. Developed a standardized letter to send to HOAs neighboring a new development under review by NEPCO; Reviewed Woodward Minor Subdivision – Pony Tracks; Reviewing Sanctuary Pointe 3, comments in progress; Reviewed Walden Preserve 3; Reviewed El Paso County Land Code revisions to Chapter 1 Accessory Structures and Uses; Set up an orientation meeting for interested members to explain the land use review process. NEPCO members interested in volunteering to be a member of the NEPCO Transportation and Land Use Committee should contact Greg Lynd at [president@nepco.org](mailto:president@nepco.org) or 1-303-808-5002.

**New NEPCO Wildfire Preparedness Committee:** Matthew Nelson (Woodmoor Improvement Association), Chairman of the NEPCO Wildfire Preparedness Committee, and Beth Lonquist (Red Rock Ranch HOA), member of the committee, reported on the newly formed committee. Matthew stated that the purpose of the NEPCO Wildfire Preparedness Committee is to inform and encourage HOA efforts and behavior that prevents catastrophic wildfire. The best available science and the most recent subject matter expert opinions shall be used. The objectives of the committee are to: Serve as a resource to disseminate wildfire preparedness information to NEPCO member HOAs; Direct NEPCO member HOAs to wildfire preparedness resources, programs, and subject matter experts; Encourage collaboration for wildfire preparedness among NEPCO members and other communities; Ensure NEPCO members are up to date on the most current wildfire-related science and information. They want HOAs to ask questions about wildfire preparedness for their HOA! They also have information about grants to provide HOA wildfire mitigation. Sources of information were described. Matthew's email is [matthew@woodmoor.org](mailto:matthew@woodmoor.org).

**2019 Property Reappraisal:** Greg introduced the guest speaker Stephen Schleiker, El Paso County Assessor, who spoke on the 2019 Reappraisal. His presentation was designed to answer the question, "How are property values assessed, and why is 2019 such an important year"? The following are some of the topics he covered in his presentation: 2016-2018 real estate market and updated trends – common questions. Why do we have property assessments? How is my property assessed? When is my property assessed? How are my property taxes calculated? Will my property taxes go up? 2019 Notice of Value (NOV). Appealing your property value. Single family residential market value changes. Short Term Rental (STR) and AirBnB conversations and rumors. Assessor's concerns – 15 items of concern. Plan to move forward in El Paso County. The briefing charts with all the details of his presentation will be posted at [www.nepco.org](http://www.nepco.org) click on "guest presentations". Mr. Schleiker answered questions during and after his presentation. He can be reached at [SteveSchleiker@elpasoco.com](mailto:SteveSchleiker@elpasoco.com) or 719-520-6527.

The charts provided by the speakers have more detailed information on these topics and can be accessed on the NEPCO website at [www.nepco.org](http://www.nepco.org) at Members Login, Meeting Presentations.