

## Synopsis of NEPCO Meeting 23 January 2021

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). The meeting was a Zoom video conference.

**NEPCO Transportation and Land Use Committee Reviews:** Paul Pirog (High Pines Owners Association), Vice Chairman of the NEPCO Transportation and Land Use Committee, presented a briefing on the status of recent activities of the committee. NEPCO has reviewed a record 55 requests for new developments and land codes in 2020. Paul described NEPCO's review of recent requests including the following developments: Rollin Ridge Final Plat, 16 lots on 57 acres at Hodgen and Hwy 83; Grandwood Ranch Rezone and Preliminary Plan, 48 lots on 15 acres at Higby and Fairplay; UPS Distribution Center PD Site Plan in the Falcon Commerce Center south of Baptist Rd and Old Denver Hwy roundabout; Winsome Ranch Filing 1 Final Plat; Rolling Hills Ranch Filing 2 Final Plat at Meridian ranch. Paul presented numerous charts, maps and sketches of new developments that NEPCO reviewed and described the NEPCO comments sent forward. Lots of details are on these charts in the presentation package on the NEPCO web site.

**Stormwater Control Management:** Greg introduced the guest speaker, Jennifer Irvine, El Paso County Engineer. She provided a presentation on Stormwater Control Measures.

- HOAs are responsible for maintenance of stormwater drainage corridors in their area.
- Ownership and responsibility of stormwater drainage areas is described on the land plat, and the County may have an easement.
- The Operations and Maintenance Plan is reviewed by the County during the review process.
- The O&M Plan is often provided by the developer to the HOA.
- If not properly maintained, the County can do the work and back charge the HOA.
- Short term maintenance responsibilities include annual inspections, mowing, trash removal and weed control.
- Long term maintenance responsibilities include structure improvements and repairs and sediment removal.
- Older HOAs may not have an HOA-County Agreement, but can work with the County to get one.
- Stormwater Control Measures include detention ponds, grass swales, pipes and culverts.
- Jennifer provided a detailed matrix of typical inspection items, maintenance requirements and maintenance activities for ponds, grass swales and culverts.
- Within HOAs, a possible community event could be to clean-up the detention ponds.
- HOAs can contact **Joe Marencik, El Paso County Stormwater Coordinator, at phone 719-330-4137** to ask questions on stormwater drainage requirements and maintenance, and to request a courtesy site visit and inspection.
- Resources include the Colorado Stormwater Center, Operations & Maintenance of Permanent Best Management Practices, and an O&M Manual Template.

### REFERENCES:

Colorado State University Resources:

[General Resources - Colorado Stormwater Center \(colostate.edu\)  
stormwatercenter.colostate.edu/wp-content/uploads/2020/02/BMP\\_I-M\\_Manual.pdf](http://stormwatercenter.colostate.edu/wp-content/uploads/2020/02/BMP_I-M_Manual.pdf)

Links to the El Paso County Engineering Criteria Manual:

[Policies & Manuals - El Paso County Public Works](#)

Link to Customer Service Request:

[Department of Public Works Customer Service - El Paso County Public Works](#)

More details of her presentation are at [www.nepco.org](http://www.nepco.org) Meeting Presentations.