

Cedar Springs Improvement Association (CSIA)

P.O. Box 8 Drake, CO 80515

Meeting Minutes

October 12, 2019, 9:30am

Community Members Present:

Filing 3&4: Chris Brock, Carol Whipple, Holly Charboneau, Diane Haight, Thomas Haight, Jacek Ziebinski, Diana Suhr

Guest: Kerry Edwards

Location: 240 Wolf Drive, Cedar Springs (Chris Brock's house)

Meeting was called to order by Chris Brock. Introductions and sign in.

Chris reviewed the agenda. Holly Charboneau moved to approve the agenda, Diana Suhr seconded. **Vote to approve Agenda:** Approved.

Chris reviewed minutes of the previous meeting. Carol Whipple moved to approve the minutes, Holly Charboneau seconded. **Vote to approve Minutes:** Approved.

Secretary's Report:

The Colorado Department of Regulatory Agencies, Real Estate Division, no longer requires Community Association Manager (CAM) licensing for homeowners association (CSIA).

Kerry Edwards resigned as CSIA Board Vice President on July 31, 2019. Kerry Edwards name will be removed from the Bank of Colorado account.

Diane Haight volunteered and was approved to serve on the CSIA Board of Directors. Diane Haight will be added to the Bank of Colorado account.

After discussion, approved community members in filings 1 and 2 serving on the CSIA Board of Directors and must pay dues.

Article V, Section 4 of the bylaws states CSIA will hold "two annual meetings". Carol Whipple motioned, Holly Charboneau seconded to change to "one annual meeting" and hold special meetings when needed. Motion approved.

Treasurers Report:

Chris Brock presented the treasurers report with information on property liens, 2014-2018 budget, income history for 2013-2018, and a proposed 2019-2023 budget which was approved. After review of the income and budget, a motion was made and approved to raise the dues to \$50 per lot per year (Diana Suhr moved, Holly Charboneau seconded motion).

Residents will be receiving an invoice along with other information important to keep handy.

The Board of Directors reported violations to Larimer County code enforcement, e.g. debris and trash, no septic, campers without permanent structure, tiny house, etc.

Old Business: A land survey of CSIA property was completed by Green Mountain Surveying at a cost of \$2000. The old firehouse property extends across the lake.

New Business: A dam inspection will be conducted by the state on October 18, 2019.

Motion to adjourn meeting approved (Holly Charboneau motioned and Thomas Haight seconded).