

Northern El Paso County Coalition of Community Associations (NEPCO), March 9

Council of Governments preparing wildfire protection plan

By Marlene Brown

The Northern El Paso County Coalition of Community Associations (NEPCO) held its bi-monthly meeting March 9. NEPCO's purpose is to serve and be a point of contact between local government and agencies regarding land use matters that impact member associations and their residents. NEPCO is a nonprofit corporation formed in June 2000. Bob Swedenburg, vice president, is a founding member of NEPCO with continued service since its inception. Mike Aspenson, president, called the meeting to order. NEPCO has 51 Homeowners Associations (HOAs); there were 21 HOAs present, short of a quorum.

Several board members gave their reports. Wildfire/Preparedness Committee Chair Beth Lonnquist spoke to remind those present that Monument Fire District (MFD) opened registration on March 26 for free chipping days for HOAs in the area. MFD will send two firefighters and a

chipping truck. HOAs will need 10-12 people working together to prepare the slash and tree limbs for the chipper, then on chipping day to help load the hopper with the debris. To sign up your HOA and more information about fire mitigation, go to www.monumentfire.org

Guest speakers Pikes Peak Area Council of Governments (PPACG) Director Andy Gunning explained that it is a council of 16 jurisdictions covering El Paso, Teller, and Park Counties. It is preparing a wildfire protection plan between Monument and Palmer Lake with a grant from the federal government.

PPACG also funnels funds from federal and state money to military planning programs, the Council on Aging, metro planning, and long-range transportation, air and water quality control. See www.ppacg.org.

Jared Verner, policy and communications legislative advocate, explained that PPACG continues to

promote local control and opposes state-directed unfunded mandates. The Legislative Affairs Committee tracks and reviews legislative bills and proposals. For 2024's 120-day legislative session, over 560 bills have been introduced. HOA members are welcome to the committee meetings www.ppacg.org/committees.

NEPCO meets every other month on the second Saturday. The next meeting is scheduled for May 11, 10-noon at the Woodmoor Barn, 1691 Woodmoor Dr. The topic will be "Recent Colorado State Legislative Impacts on HOAs" with attorney Leonard Rieth and District 20 State Rep. Don Wilson, former Monument mayor. For more information, go to nepco.org.

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Gleneagle Civic Association Board of Directors, Mar. 17

Discussion of management's role continues

By David Futey

On March 21, the Gleneagle Civic Association (GCA) Board of Directors held its bi-monthly meeting, which was the second meeting since the all-volunteer GCA board hired Warren Management Group (WMG) to assist with administration of the associated Gleneagle community. The GCA board members in attendance were President Gordon Streich, Vice President Shawna Uehling, Glen Leimbach, Mark Connell, and Glen Gutnayer. There were eight community members in attendance along with WMG representatives Joshua Gregory and Holly Finney. The meeting began at 5:30 p.m.

In February, WMG emailed a document to GCA members and posted it to the GCA portal on the WMG website (portal.warrenmgmt.com). The document outlined WMG duties and services provided to the GCA board and community. These duties include certain homeowners' communications; management services such as advising the Board of Directors who retain decision-making responsibility and serving as a liaison with legal counsel when legal action occurs; in-house accounting services such as tracking homeowners' account balances and delinquencies, tracking insurance status, renewals, and claims, preparing meeting agendas and recording minutes, and tracking Architectural Control Committee submissions and approved modifications.

According to the document, WMG does not currently perform event attendance, governance inspection, violation letters, or management of the Rae Berg Open Space. In general, WMG can perform most duties except for those related to governance compliance, though part of the meeting discussed reviewing this option in the future.

The board reviewed and approved the 2023 year-end financials and reviewed the income and expense reports for January and February. Streich reported the GCA came in under budget for 2023.

WMG has an hourly based contract for the transition period and beginning of the relationship with GCA as requested by the GCA board. Streich stated the costs are within the GCA operational budget. He said the initial startup costs of the relationship were understandably high but had become more in line with what was expected as the relationship has become more defined.

Gregory suggested that the board withhold public discussion regarding specific residents who are delinquent in their assessment payments until the executive session following this meeting. During the Manager's Report, Gregory stated 117 homeowners had not paid their assessment. This includes 74 that had not paid for 2023 and 49 who had not paid for multiple years. This equates to over \$8,000 in uncollected assessments.

Gregory also requested an inventory of association assets, current contract information with Fast Track Construction, and term expirations for present GCA board members. He also said the transition to the WMG portal has been completed. Gregory said three new homeowners joined the association since December 2023.

When a home sale occurs, WMG is usually contacted by the prospective buyer through the title company who requests a Homeowners Association (HOA) status letter and occasionally an HOA compliance inspection and letter. The status letter provides information on the administrative history of the home and its standing within the association, such as whether HOA assessments had been paid and whether there were outstanding HOA violations. The compliance inspection requires a WMG representative to perform an inspection of the home to determine if it complies with the GCA governing documents. WMG is paid by the buyer, usually through the closing costs of the home sale, for providing the status letter and compliance inspection and subsequent letter. At this time, WMG cannot perform any governance (inspections and notifications) as outlined in the GCA governing documents. Funds received through GCA assess-

ments cannot be used for governance inspections unless the GCA governing documents are changed, requiring a two-thirds vote from the membership to change it.

During the Roads, Signs and Ditches Committee report, Connell stated that the street sign on Pauma Valley that was damaged during the recent snowstorm is being repaired. He has spoken with a homeowner on Rangely Drive about removing vegetation that is obstructing a street sign. A request has been made to the El Paso County Department of Public Works to install crossing markers with possibly flashing signs where trails from the Rae Berg Open Space cross over streets including Gleneagle Drive, Pauma Valley Drive, and Doral Way.

A discussion about the submission process occurred during the Architectural Control Committee portion of the meeting. Submissions are currently performed through the GCA website and two GCA board members review the request, providing a decision to the homeowner. It was discussed what the process might be if WMG assumed this role and the possible associated fee for WMG to conduct the inspection and subsequent documentation. This was tabled for future discussion.

During the Covenant Control Committee portion, it was stated that WMG cannot provide governance enforcement given the present stipulation in the governing documents that assessment payments cannot be used to pay for governance enforcement. Presently, it requires a GCA board member to identify a violation and the GCA board to then send out the first notice by certified mail as required by Colorado Common Interest Ownership Act (CCIOA) and House Bill 1137. There was a discussion about having WMG perform the administration of sending the non-compliance notice(s) to the homeowner but that was tabled given the need for legal review of the governing documents to determine if this is allowable.

Connell suggested a one-year pilot program to use non-assessment funds from a land sale that totaled \$60,000 to have WMG perform the entire covenant review process, from performing neighborhood inspections to sending out the notices and seeking compliance. A question was raised about whether those funds could be used depending on whether assessment payments were used in the original purchase of the land. Streich stated

his concern that the relationship between WMG and GCA is still in its early stages and wants to ensure the original intent is being met before making changes to the relationship. This was tabled for future discussion.

New and other business

The annual GCA garage sale was approved for June 7 and 8.

The board unanimously approved the renewal of the Owners Insurance that provides umbrella insurance including liability coverage. There was an 8% increase. Worker's compensation insurance is provided by Pinnacol Insurance. Streich said the GCA is fortunate to have insurance as it has become more difficult for HOAs to acquire and retain it.

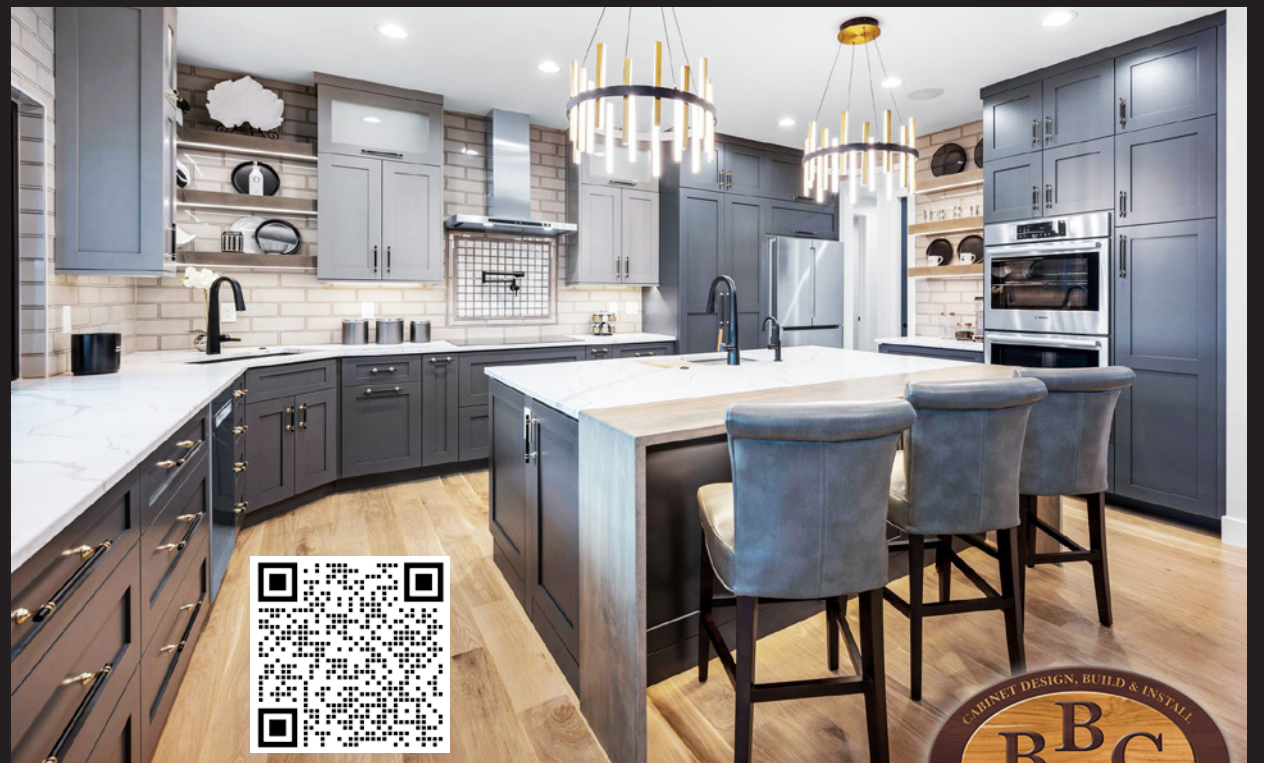
A discussion occurred regarding renewing the contract with Fast Track Construction that presently provides mowing and weeding of the common areas and islands. The board tabled approving a renewal of the contract until information regarding the company's insurance coverage was obtained and discussed with the company.

Gregory provided a draft of the assessment notice letter. A statement balance letter will accompany the notice. The board approved a change in payment date to April 30 and no credit card option due to the excessive fee.

Members raised the following items during the GCA member comment portion of the meeting:

- It was stated that there has been a lack of communication with the community regarding GCA board meetings and information regarding the relationship with WMG. The WMG portal and GCA website were noted as locations where community members should seek information. It was stated that the board only technically needs to inform residents of the annual GCA member meeting date.
- A request was made to contact the county about completely resurfacing River Oaks Drive. It has been patched numerous times as it is in near continual need of pothole repair. It was suggested that residents use the El Paso County Citizen Connect site (citizenconnect.elpasoco.com) to submit pothole repair requests.
- A request was made for the board to consider adding benches in the Rae Berg Open Space

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