**Minutes of CCHOA Board Meeting -- February 22, 2019 - 10:00AM**

**Attendees**: Renee Blamer, Creighton Bennett, and Joe Mahaffey

Meeting was called to order by Renee at 10:00AM

This meeting was held on the Cripple Creek property specifically to inspect the property as a whole.

1) **New Landscape Design:** The landscape project has been completed with only a few small retaining walls to be installed along building 4 on the parking lot side. The new trees and plants have updated and enhanced the look of the property. The company recommended the installation of additional gutter downspouts and extensions to help direct the water flow.

2) **Gutter Additions:** Since the Board had accepted a bid in August 2018, from A.J.s Seamless Gutters for Clean-out service, we met with them today to discuss the recommendations from the Landscape company for additional downspouts and extensions and also replacing the "white" extension at unit 87. A rough estimate was provided to the Board at this time; however, A.J.s will forward a formal written bid.

3) **New Maintenance Company:** The Board met with the new maintenance company to specifically discuss repairs needed to all of the previous enclosure areas that had been permanently removed prior to the landscape project. We also discussed what was expected for the ongoing maintenance to the property. For example: inspection of all the fascia boards of the upper balconies; inspection of all the stairs and stair runners; inspection of the Hardee board siding for any cracks or loose boards; inspection of the brick; etc.

4) **Pool Gates:** When inspecting the new landscape surrounding the pool area, it was noted that most of the new landscape had been "dug" up or ruined by dogs. There was also dog feces within the fenced pool area and quite a bit of trash. At this time, the Board voted to have the pool gates locked from October 1 through May 1 moving forward. We also instructed Toni (BVPM) to issue a letter to all tenants and owners regarding the policy again of no pets in the pool area. There are signs on the fence for the pool area and the tennis area indicating no pets are allowed in these areas.

5) **Drive-way between Shopping Center and Cripple Creek:** The Board inspected the repairs to this area that *Martell Interests* made during their Phase I project. We have been informed that Phase II will be completed during their 1st Quarter of this year.

6) **Sidewalks - New or Finish Repair:** Now that the landscape project is completed, a final inspection of the sidewalks will be obtained. At this time, we asked BVPM for a bid for the section of sidewalk at building 9, unit 139.

7) **Limited Unit Ownership:** During a previous annual meeting, an owner asked the Board if there was a limit on how many units an individual could own. Cripple Creek does not have a limit on ownership per reasons indicated below.

Our attorney informed the Board that this limitation is typical on unit ownership at 10% of the units in a community. This is done because *Fannie Mae* has a prohibition on providing mortgages secured by units in condo projects in which a single entity owns or controls more than 10% of the units.

The attorney stated that an Amendment would need to be made to The Declaration to add a provision restricting the number of units an individual could own. This type of Amendment would require 67% of the owners to approve. However, Cripple Creek already has more than one individual that own a large percentage of units. The Board will not be asking the owners to vote/approve an Amendment for this change to occur.

**Adjournment:**

Creighton moved to adjourn. Joe seconded and motion was unanimous at 1:00PM.

Submitted by Renee Blamer, President