

Columbine Heights Owners Association Board Meeting Minutes 2-21-12

- **Main objective of meeting was to start planning the formal documents for the amendment proposals. These will need signature approvals by the residents.**
- Proposal will include rewrites for the sheds, garages and fences only. It will not include the 2025 extension. This will bring the covenants in compliance with what is going on in the neighborhood.
- Paul Danborn was on call to answer questions from the board members.
 - Paul highly recommends that we do include the 2025 extension.
 - Can take vote to amend now however it won't take effect legally until 2025.
 - Need 51% of owners signature.
 - Need to change amendment process so that 'owners' is defined as 1 vote per property lot instead of 1 vote per spouse.
 - The Colorado Common Interest Ownership Act (CCIAO) requires a two thirds vote, one vote per lot.
 - Real risk of litigation is low.
 - Question from board: if passed and signed, what is the time frame for a resident to challenge?
 - Paul would write the proposal, only minor edits are needed for the current proposal document.
 - Filings 1 and 2 need to be combined.
 - Shed location on property is part of the ACC approval.
 - Shed dimensions: proposal wording needs to be softened and flexible.
 - Fences, boundaries, hedges and bushes: wording needs editing, suggests removal of the term 'hedge'.
 - Garages: attached garages only, not more than four vehicles permitted, not garage door should face the street unless approved by the ACC due to the location of lot.
 - Paul will write up something within a week.
 - Mass mailing needs to be done to community.
 - Need list of recorded owners from a Title company. Assessor's records are not always up to date.
 - If the owners do not sign, they are bound by the rules of the old covenants.
- Rick proposes a dues statement be sent to residents.
- Jack has done updates on the CHOA website: <http://www.columbineheights.org/>
- Link to a CCIAO PDF document: <http://www.cohoalaw.com/from-capitol-hilllegislation-colorado-common-interest-ownership-act-cciaa.html>
- Change Nov. 13 meeting to Nov. 6.
- Other notes: Proposed CHOA Board Meetings and other events for 2012:
Jan. 26, 2012 - 7pm Annual meeting (Th)

All board meetings at 7pm and fall on a Tues; Feb. 21, Mar. 13, April 17, May 15, June 12 (4th July planning), July 17 (picnic planning), Aug. 7 (final picnic), Sept. 11, Oct 16, Nov. 6, Dec. 11 (plan annual meeting). Dec. 2 Christmas Party (Sunday).