

Canyon Creek Estates Homeowners Association

Meeting of the Board

Date: June 19, 2025

Time: 6:00 PM

Location: 300 Wolfsohn Rd. Glenwood Springs, CO

In Attendance: Travis Cox, Kevin Illick, Stephanie Wagner, Michael Colangelo, Roy Hovland (on phone)

Meeting called to order at 6:00 PM

Bob Richardson was a guest at the meeting to discuss Projects to be done.

Stephanie Wagner discussed the problems she has had trying to contact Alan Lesley regarding the paperwork that has to be completed for the CDPHE. She suggested that Bob Richardson take over the completion of the paperwork to get our system in compliance.

Stephanie Wagner made motion to appoint Bob Richardson Superintendent of Water and Sewer Systems. Kevin Illick second the motion, all present board members voted YES, motion PASSED.

- **Approve Minutes**

Stephanie Wagner made motion to approve and accept the Minutes from the May 22, 2025 Meeting of the Board, Kevin Illick seconded the motion, all present board members voted YES, motion PASSED.

Roy Hovland made motion to approve and accept the Minutes of the June 8, 2025 Special Meeting of the Board, Michael Colangelo seconded the motion, all present board members voted YES, motion PASSED.

- **Treasurer Report**

No Report

- **Secretary Report**

No Report

- **Committee Reports**

- **Road Committee**

Paving of the road is complete. Shoulder work is expected to be completed next week. The Loan with Alpine Bank is now in place.

- **Water Czar**

Stephanie Wagner is still having problems contacting CDPHE and Alan Leslie regarding the water and sewer systems. As motioned earlier Bob Richardson will be handling water and sewer as the Superintendent of Water and Sewer as per Bylaw Section 7.10.

The pin hole leak in the pump house and the main shut off valve of the large well pump line were repaired.

There is a large leak in the service line to the Victor and O'Malley properties that will be repaired next week.

The small well pump was replaced last week.

- **Tech/Communication**

No updates, several realtors reaching out for info, has been handled.

Email from #881 (Gardner) with a request to hook up to the sewer.

- **The Hall of Records**

No Reports

- **New Business**

- **Tree Work**

Current Budget: \$5000 for Tree Removal, \$3800 for Fire Mitigation. Trees on the fence line opposite the ponds dead trees and broken overhanging branches. Dead tree by the gazebo in the park. Dead trees by the pump and timer at the ponds. Maintenance on the hill above JB Court. The tree in the field at the entry.

Kevin Illic made motion to spend the \$8800 on the tree removal, Michael Colangelo seconded the motion, all present board members voted YES, motion PASSED.

- **Grounds Committee**

Bylaws Section 6.01 allows for the creation of a Grounds Committee that will have a budget to keep the grounds.

Stephanie Wagner made motion to create a Grounds Committee with Bob Richardson as the first chairman. Michael Colangelo seconded the motion, all present board members voted YES, motion PASSED. Bob Richardson nominated Stephanie Wagner and Christine Schriock as committee members, Kevin Illic made motion to appoint Stephanie Wagner and Christine Schriock as members of the Grounds Committee, Roy Hovland seconded the motion, all present board members voted YES, motion PASSED.

- **Legal Counsel**

The Board will create a Task Force to review our legal counsel. Travis Cox will head the task force. Stephanie made motion to create a task force to review our legal counsel, Kevin Illick seconded the motion, all present board member voted YES with Shannon Pelland and Paul Pedersen abstaining, motion PASSED.

Next meeting set for July 17, 2025 at 6:00PM

Meeting Adjourned at 7:15PM