



Mrs. Petersen called the meeting to order at 6:02 PM.

Present were:

Kristen Petersen	President
Emily Stein	Secretary
Steve Garcia	Director at Large
Jim Lovewell	Director at Large
Lynne Zuluaga	Director at Large
Derek Patterson	Balanced Bookkeeping
Excused Absence: Brad Helton	Vice President
David Fulton	Treasurer
* 3 residents were in attendance	

Owner's Forum:

Mrs. Cuddeback reported they are experiencing service issues with Republic Services, and their HOA is looking for other providers.

Hearing(s):

None.

President's Report:

Mrs. Petersen thanked Mr. Helton for conducting the June meeting. She further provided updates on a meeting with the new Parks & Recreation Director, Mr. Skyler Rorabaugh [719-385-5940, Skyler.Rorabaugh@coloradosprings.gov], who took over in May this year.

The documentation was reviewed, which allowed the HOA to pay the City for a porta-potty at Woodmen Valley Park until October of this year; and the unit should be installed this week (\$255/month).

Mrs. Petersen also discussed updates from Mr. Todd Frisbie, Traffic Engineering Division Manager [719-385-5926, Todd.Frisbie@coloradosprings.gov], regarding a new traffic study in the HOA, which will have a temporary speed table installed near Marshall Sprague Park, estimated to remain in place until October.

Other topics noted were speed limit signs and road ratings per the City specifications (noting that Centennial Blvd. is now marked for 35 mph and should be 40 mph).

Treasurer's Report:

The June 30th finances were not available for the meeting but are posted on the WebAxis portal once closed.

It was noted that the Board would need to go into Executive Session to discuss one (1) account for Collections.

Secretary's Report:

A motion to approve the June Board meeting minutes carried 5-0 in favor.

An ATWAM email vote was conducted to approve paying for a porta-potty at Woodmen Valley Park on 6-29-26, which carried 7-0 in favor.

Committee Reports:

The 2026 Priority List was reviewed.

The 2026 Committee Member List was reviewed.

Mr. Garcia presented the **Safety & Security** report. The Flock system on W. Woodmen Road has been repaired as of 6-18-26. The summer Wildfire Mitigation Chipping Event has been extended one week due to the large number of homes participating.

Mr. Lovewell presented the **Landscape & Infrastructure** report. He discussed the diseased large Pine trees at the CSU water tank on Blodgett Drive have been reported to them. A site survey meeting with David Deitemeyer [DDeitemeyer@springsgov.com] has not yet been finalized to discuss different concerns regarding the new trails being installed this year at Blodgett Peak Open Space (BOS).

The five (5) new Autumn Blaze Maple trees have been marked/located and should be planted next week.

The common area fence/pillar staining work has started.

The concrete sidewalk replacements have not started.

Mr. Patterson presented the **Alpine Glen** report. It was noted that work continues on the CSU Irrigation grant work.

Mrs. Zuluaga presented the **Community Events** report.

Manager's Report:

Mr. Patterson reviewed the updated **Monthly Activity Spreadsheet**, which includes owner concerns, ARC approval requests/review times, monthly inspection notices/owner responses, the number of 1st and 2nd violation notices issued each month, homes requesting more time for compliance issues, previous Hearing status, new or possible Hearings, and the extra duty/private security patrol schedule.

The **Lawn Care** report was reviewed.

The **2026 Water Usage** spreadsheet was reviewed.

Old Business:

Updates to the current Rules, Section D: Vehicles, Parking and RVs were reviewed. After a discussion, a motion was made to approve the new language addition, which carried 5-0 in favor.

Mr. Patterson provided updates on the status of an illegally installed wood privacy fence on Hoodoo Drive. This matter is still open and being addressed.

New Business:

Updates to the current pre-approved mailbox section of the Rules were reviewed. After a discussion, a motion was made to approve the updates, which carried 5-0 in favor.

The Board stated they would go into **Executive Session** to review a Collection matter for one (1) home.

The meeting was reconvened, and a motion was made to continue the collection process for 2565 Edenderry Drive and to turn the account over to a law firm, which carried 5-0 in favor.

The meeting was adjourned at 6:52 PM.

The next meeting will be held on August 12th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary