

St. Anton Highlands First Addition Association

Meeting Minutes 12/18/2024

Nederland Community Library, 200 Hwy 72, Nederland, CO 80466

Board Members in Attendance:

- Dan Storch
- Marc McClish
- Dave Harrahy
- Jason Gee
- Rebecca Wickre

Call to order: 6:22pm

Quorum established 6:22pm

- **Community introductions**

2023 Meeting Minutes were approved by a Unanimous vote

Treasurer's Report- Marc McClish

- Reviewed Profit and Loss and Balance Sheet
- Overview of 2024 Budget and Expenses provided
- Snow Removal Budget and costs of the 2024 Spring snow storm discussed. There are 48 lots billed for backroads snow removal. Plowing occurs after 6 inches of snow have accumulated

Association Documents Update: Dan Storch

- The state amended a law in 2024 that modifies and adds a new type of association to the Colorado Common Interest Ownership Act (CCIOA) which is a Limited Expense Planned Community
- A Limited Expense Planned Community is Exempt from many of the CCIOA provisions and paperwork
- Our Association qualifies so we will be modifying the Declaration of Association and our Covenants to reflect this.
- Applies to residential associations
- Has a Maximum amount that can be charged for dues and is adjusted annually for inflation using the CPI and the current amount for 2024 is \$899 per year

Summer Access Road Maintenance Organization (SARMO) Update: Marc McClish and Dan Storch


- Our association won a lawsuit that went from 2018 to 2020 that officially awarded the Summer Road easement to our association
- Once we update our governing documents we will work on implementing SARMO
- We are working with a law firm to update the documents and anticipate that we will have votes to 1. update the Declaration of Association to stipulate that we are a Limited Expense Planned Community, 2. update the covenants and 3. Update to reflect the Summer Road easement and SARMO
- We will communicate with association members via email to set up additional meetings and voting on the document changes.

Dues: Marc McClish



- 2024 Dues will be \$350 and the bills will go out in December. If anyone has issues paying then please contact the board and we can discuss.

Meeting Adjourned: Approximately 7pm


Dave's Personal Notes from 10/1/25 during typing up these notes and looking for info on the internet



what is a Limited Expense Planned Community in CCIOA



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Limited Expense Planned Community in CCIOA


A **Limited Expense Planned Community** under the Colorado Common Interest Ownership Act (CCIOA) is a type of community that is exempt from most provisions of CCIOA, except for certain sections that address public policy concerns and unreasonable restrictions on energy efficiencies measures and electric vehicle charging systems. To qualify as a Limited Expense Community, the community must be a planned community, not a condominium community, and its declaration of covenants must limit assessments to \$400.00 per unit per year. This maximum cap may be adjusted annually based on the increase in the United States Department of Labor Bureau of Labor Statistics final consumer price index for the Denver-Boulder consolidated metropolitan statistical area. The community's units must be restricted to residential purposes, and the declaration must explicitly state that assessments cannot exceed this maximum amount. [Altitude Community Law](#) +3



When was a Limited Expense Planned Community added into CCI



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
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July 1, 1992

A **Limited Expense Planned Community** was added into the **Colorado Common Interest Ownership Act (CCIOA)** on **July 1, 1992**. This provision allows for certain planned communities to be exempt from most CCIOA requirements, provided they meet specific criteria regarding their assessments and unit count.

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