

The Count Pourtales Association

Post Office Box 60671
Colorado Springs, Colorado 80960-0671
Incorporated September 27, 1954
pourtalesassoc@gmail.com
www.CountPourtalesAssociation.com

ANNUAL MEETING – WEDNESDAY, FEBRUARY 19, 2025
5:00 Social, 6:00 Meeting
Cheyenne Mountain Country Club – 9 Lake Avenue

DRAFT – Pending Membership Approval

Meeting Minutes

1. Meeting called to order at 6:07 p.m. by Andrew Downs, President
 - a. Andrew welcomed everyone to the meeting.
 - b. Andrew appointed Jay Russell to be the meeting parliamentarian.
 - c. Nancy announced a quorum had been established.
 - i. 37 Voting interest credits needed for a quorum.
 - ii. Total of 51 voting interest credits recorded (26 by members and 25 by proxy).
2. Meeting Quorum – Michelle Kohl, Secretary
 - a. Michelle confirmed the meeting quorum had been established with 72 voting interest credits represented by attendees and proxies.
3. Minutes Approval
 - a. Minutes from Annual Meeting of February 28, 2024 – Andrew Downs made the motion for approval and Jay Russell seconded the motion.
 - b. Minutes from Special Member Meeting of October 10, 2024 – Andrew Downs requested the last 2 sentences of #3e of the minutes be removed. (Post-meeting, we realized we failed to secure a proper motion for Andrew's request. Consequently we will seek a formal motion at next membership meeting.)
4. Neighborhood Safety & Crime Update – Chief Mark Trostel, BIS
 - a. Chief Trostel reviewed his varied background in security. He worked 30 years with the Colorado State Patrol (CSP) which included serving as Chief of CSP holding the CSP rank of Colonel.
 - b. There are five officers on staff include 2 new recent hires.

- c. He reviewed the 2022 & 2023 crime maps and shows crime is still relatively low in their service area compared to outside the area.
- d. Chief Trostel reported our association represents a large portion of the BIS membership. He stated we have lower crime in our area because of members employing good defense mechanisms, such as alarm systems, security lighting, good doors and locks.
- e. BIS will respond to any call 24/7. Their #1 priority is responding to security alarms. They are averaging ten-minute response times. They carry fire extinguishers and have had occasions to use them. They will perform vacation checks and will pick up mail and packages.
- f. Andrew Downs mentioned our association pays a BIS membership for the Pourtales Park. Chief Trostel said the park has not been a significant problem. A few incidents regarding homeless and motorcycles had occurred.

5. Colorado Springs Wildlands Fire Presentation – Colorado Springs Fire Dept.

- a. Andi Gregory, Senior Maintenance Technician gave us a brief review of new fire mitigation codes, mitigation practices and services available to the community. Additionally, Jess McIntire (Program Administrator 1) and Kris Cooper (Deputy Fire Marshall) were in attendance as well from the fire department.
- b. We live in a Wildland Urban Interface region which covers 44 square miles from the Air Force Academy down to Cheyenne Mountain and west of I-25 which relates to human development intermingling with undeveloped wildland or vegetative fuels.
- c. Andi encouraged members to learn what their property's risk assessment rating is by visiting:
www.coswildfireready.org/know-your-homes-wildfire-risk
- d. Andi informed members they can schedule a free onsite consultation to learn about home hardening and fuels management practices and specific suggestions for your property.
- e. New codes are in place relating to siding and decks and the use of ignition resistant materials.
- f. We are eligible to participate in the Neighborhood Chipping program which will occur July 14 and October 6, free of charge. The park committee will look at coordinating our park clean-ups to take advantage of the free chipping. More information can be found at www.coswildfireready.org under the "Prepare" tab.
- g. There is a cost-share stipend up to \$500 available for removing hazardous vegetation.

- h. We are encouraged to sign up for “Peak Alerts” which is the emergency notification system used in El Paso & Teller Counties.
www.PeakAlerts.org

6. Committee Reports

- a. *Park Committee* - Keith Minihane reported he was pleased with the mowing of the park by Weisburg Landscape Maintenance. We were able to request a mow of the main park only or just of the perimeter or both depending on our needs which gave us flexibility. Keith said he will look at coordinating with the CS Fire Dept to take advantage of their chipping program. Andrew also mentioned we have engaged Tall Timbers to perform tree work this past year and will continue to do so this year.
- b. *Architectural Review Committee* – Khale Burkett reported the ARC received 18-19 different submissions this past year. The types of submissions included landscape plans, fencing, home additions, new building structures, deck addition and paint color. Preliminary building plans have been submitted for 34 Marland. The shed at 1 Marland was approved but not the roof. The ARC recently escalated to the Board the front-yard installation of unapproved astroturf.

7. Nominating Committee Report – Nancy Barber, David Donner, Michelle Major

- a. Nancy presented the following slate for the 2025 Board of Directors:
 - i. Andrew Downs, President
 - ii. Kyle Francis, Vice President
 - iii. Pauline Sisson, Treasurer
 - iv. Michelle Kohl, Secretary
 - v. Renee Pazdan, Member-at-Large

8. Election of Board of Directors

- a. No new nominations from the floor. Slate accepted.

9. 2025 Budget Review & Ratification – Walt Harder, Treasurer

- a. Walt reported our expected revenue for 2025 will be same as 2024. The budget allocates \$20K for covenant updates which will reduce our current \$60K cash balance to \$40K if we do spend all \$20K. Andrew Downs mentioned money is budgeted for tree work by Tall Timbers.
- b. Budget ratified.

10. Secretary’s Report – Michelle Kohl

- a. Michelle announced the membership directory is available on the Count Pourtales website and is maintained as changes/updates are reported. The cover page of the directory shows the date it was last updated. No longer printing and mailing out hardcopies to members.
- b. Board of Director Meeting agendas will be posted on the website under the “Meetings” section 10 days in advance.
- c. Please let Michelle know if you have suggestions for the website content.

11. Covenants Revisions Process & Considerations – Board of Directors

- a. Andrew Downs referred members to the letter that was mailed out with the annual meeting announcement describing the process to be used to manage the covenants update. The BOD has a duty to enforce the covenants. Andrew emphasized for members to think seriously about which covenants they would be willing to pay a special assessment fee for if we needed to pursue litigation for a covenant violation. The revision process will include a checkpoint with the members later in the year on a preliminary set of revised covenants to gauge level of approval.
- b. On behalf of the board, Renee Pazdan has been working on a member survey to gather feedback. Survey will be sent out with the annual assessment billing. Renee solicited interested members to let the board know if they would like to assist with the covenants revision process.

12. Other Business – Andrew Downs, President

- a. No other business brought to the floor

13. Adjournment – Andrew Downs, President

- a. Meeting adjourned at 7:36 p.m.