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Highlights

- The Gleneagle Civic Association board is pursuing a court petition under CCIOA Section 217 to approve the rewritten declaration of covenants and short-term lease amendment, after the 2025 vote fell short of the 67% requirement.
- A new GCA president, Mark Connell, announced other board changes including the appointment of Ray Micklewright as a new member; former president Jimmy Owenby stepped down.
- The petitioning process, supported by Altitude Community Law, follows a failed 60% member approval in 2025 and aims to "clean up" the declarations and make information easier to find, though the assessment increase vote is not part of this action.
- The board reported property damage risks from Mountain View Electric Association fiber installations and urged affected members to file claims, with ongoing monitoring of open space activity such as motorbikes.
- Financial notes show a 5% assessment increase approved after the failed ballot, with 702 homeowners delinquent on payments and insurance costs rising to about \$4,500 plus



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10 min

By David Futey

On March 17, the Gleneagle Civic Association (GCA) board held its bi-monthly meeting at Antelope Trails Elementary School. The meeting included updates on board position changes and the board proceeding with a court petition to have a declaration of covenants approved through a Colorado Common Interest Ownership Act (CCIOA) provision. The declaration did not achieve the required 67% approval for passage in the 2025 GCA membership vote.

Board members Mark Connell, president and Roads, Signs and Ditches chair, Glen Leimbach, vice president and Open Space manager, Steve Kouri, treasurer, and Ray Micklewright, secretary, were present. Jeff McLemore, Architectural Review Committee (ARC) chair, was unable to attend.

Connell introduced himself as the new GCA board president and updated other board changes. Connell stated that the previous GCA president, Jimmy Owenby, had to step down from the board. He introduced Ray Micklewright as a new board member. Micklewright is a Gleneagle resident who practiced law for the federal government for 20 years, serving mostly in overseas conflict posts. Though still a licensed attorney, Micklewright stated, "I am not the attorney for the board, but I am using my background as a lawyer to help the board."

Connell introduced Leimbach as board vice president. Leimbach said, "I am also the co-manager of the open space, which has been pretty quiet" thus far this year. Leimbach then talked about the Mountain View Electric Association (MVEA) fiber-optic installations and damage caused to some member properties. The board recommends contacting MVEA and submitting a claim if property damage occurs. A Feb. 17 email from the board to members describes how to proceed with a claim.

The board is petitioning the courts to approve the rewritten declaration of covenants and short-term lease amendment, which was voted on by members in 2025, through CCIOA Section 217. The assessment increase that was voted on by members is not part of this petition. The declaration received 60%-member approval, but that was below the 67% threshold required in the current GCA covenants for passage. Section 217 provides a process where, if certain criteria are met, such as more than 50% of membership

seventh of the membership voting against the declaration, and we have three-sevenths of the membership not even voting at all. We did everything we could with engaging the membership in the declaration rewrite with town halls and the voting process.”

By pursuing the vote on the declarations and now this legal avenue through Section 217, Kouri said the board wants to “clean up” the present declarations and amendments, some written as early as 1973, and make it easier for members to find information.

Kouri said the attorney informed him earlier in the day that “everything looks good” for the petition. The board had to provide a variety of documentation to the attorney, including emails to members, town hall information, returned ballots, and other information regarding the declaration and amendment voting process. GCA members will receive a notice in the mail about the petition so “nobody’s blindsided.” The board decided to take this legal step at its January meeting. The declaration and amendment proceeding through the courts is the same as was voted on by the membership.

Kouri said, “We really do appreciate everyone who participated in the (2025 voting) process. Whether you voted yes or no, we appreciate it because at least your voice was heard. But we didn’t want to start all over again.” Kouri then summarized the declaration updating process, which started in January 2025. The short-term lease will be an amendment to the declaration.

Connell said he attended the recent Northern El Paso County Coalition of Community Organizations (NEPCO) meeting. He said NEPCO has 42 HOAs as members and the meeting had two speakers: the Monument planning director and a speaker from the Triview Metropolitan District. Connell said, “It was a very interesting meeting,” and he intends to summarize his notes and provide them at a future date.

Connell talked about confronting individuals operating motorbikes on the Ray Berg Open Space (RBOS). He took photos and contacted the El Paso County Sheriff’s Office. He said this is “becoming a pattern” and reminded those in attendance of similar motorbike activity last year that “ripped up part of the open space.” He hopes the Sheriff’s Office will engage the riders.

A community member asked for clarification on what can be ridden on the open space trails. Electric bikes are permissible but not electric or gas-powered motorbikes. Connell said, “We are okay if it has pedals” and

Monument-area food bank. It is tentatively scheduled for some time in July or August, possibly from 10 a.m. to 2 p.m. on the chosen date.

Kouri followed with a financial update. He said, "We started the year kind of awkward" because the ballot process with the related assessment vote was not finalized until Dec. 22. Since the assessment increase ballot measure failed, the board approved a 5 percent increase as allowed within the covenants. The board then had to inform the membership with a 30-day notice before that increase went into effect. This, in turn, caused assessment letters to be delayed. The due date for assessment payments was Feb. 1.

Kouri continued, "So we're into March, and our financials right now are not quite where they should be." He said there are only 58 homeowners out of 702 that have not paid their assessments. It was noted that several of the homeowners in arrears are repeat offenders. He said Balanced Bookkeeping's communications with members have been "clear and straightforward," and they are "doing a great job,"

Kouri said that it "is a slow time of the year, so we don't have many expenses" at this time. The open space dog stations are being cleaned and emptied every other week, "well worth the money" for this being done. He said the insurance is due and has increased by \$1,500. Other insurance companies were reviewed, but it was decided to stay with Auto-Owners Insurance. The annual insurance is now \$4,500 with an umbrella policy at \$1,100. There is also a \$475 tax payment due.

A 40-square-foot plot of land off Westchester was discussed as property tax might need to be paid on it. When the developer transitioned, this plot was not included in the donation to the association; it is not presently tax-exempt. The tax on it is \$22, or the association needs to file for exemption, possibly yearly.

Leimbach provided an update on the RBOS as two areas received attention. Near 14080 Gleneagle Drive, on the northside, about 100 yards were seeded and grass matted. On the open space, north of the windmill, is a large area that received topsoil and was seeded. The area was an old pit that was backfilled with broken asphalt and other material from the buildup near the original 14th hole. He then mentioned the MVEA fiber project and possible damage to public and private property. He said one GCA member was "really, really upset" as trees were cut down and flower beds damaged.

- A GCA member asked if it is possible to get the records for all the variances that apply to a property. They have been cited for an RV, a closed trailer, that has been on the property for over 25 years, and screening projects. The member said he will ask for a board hearing. Micklewright provided information on how to submit for a hearing through the GCA website and that any recorded documents would be with the El Paso County Clerk's Office, as a variance would be associated with the property.
- A GCA member asked if the board knew the status of a property at Rivers Oaks and Pauma Valley. There is a car in a ditch, another car with a trailer, and a shed toward the front of the house. Connell said he would investigate it and provide the address to the covenants review company, Centerpoint Management.
- A GCA member provided a lengthy update regarding noise abatement and ordinance legislation that is proceeding through the state Legislature. They were one of 15 citizens who recently testified regarding noise impact from facilities such as the Ford Amphitheater. The member said for-profit entities that own such facilities across the state are trying to attain legislation where they receive the same noise ordinance benefit as non-profit entities. This legal controversy concerning noise ordinances originated with *Hobbs v. City of Salida* (2024), which was a dispute regarding the city noise ordinance violating state standards in the Colorado Noise Abatement Act. If the legislation proceeds with Senate Bill 26-098, this might mean that noise from Colorado Springs venues impacting adjacent communities like Monument would be a legal issue between municipalities as opposed to being ruled by state law.

The board closed the meeting and proceeded into an executive session at 7:20 p.m.

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Other Gleneagle Civic Association articles

- Gleneagle Civic Association Board of Directors, Sept. 30 – Board defends use of companies for duties (10/30/2025)
- Gleneagle Civic Association Town Hall Meeting, Oct. 15 – Town Hall covers ballot measures (10/30/2025)

- [Gleneagle Civic Association annual member meeting, Nov. 14 – Leaders urged to oppose noise variance renewal \(12/5/2024\)](#)
- [Gleneagle Civic Association, Sept. 19 – GCA annual meeting date moved \(10/5/2024\)](#)
- [Gleneagle Civic Association Board of Directors, Mar. 17 – Discussion of management’s role continues \(4/6/2024\)](#)

[<- Northern El Paso County Coalition of Community Associations Inc. – Monument, Triview officials share information](#)

[-> Woodmoor Improvement Association, March 25 – Public Safety leadership change](#)

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