

Minutes  
Board of Directors  
Highland Park Neighborhood Association, Inc.  
(referred to as "HPA")

Date: August 14, 2014

Place: Village Inn Woodmen Rd Meeting called to order 6:40AM.

1. Attendance: Doug Barber, Marge Shuger, Brian Tuttle and Jim Pagonis
2. Approval of Minutes: Minutes for email minutes Nov, 19, 2013 through April 30, 2014 stand as submitted.
3. Members' Forum: No Members in attendance.
4. Reports of Officers: No reports.
5. Reports of committees:
  - A. Finance Committee: Doug reported. Qtr 2 through June 30, 2014 is posted on website. Budget for 2014 finally approved. The draft (nothing has changed) has been posted on the web site for a few months.
  - B. Compliance Committee: Doug reported. Doug sent out multiple email notices for infractions. Lot 67 required a formal notice of a potential fine for a boat on a trailer.
  - C. Maintenance Committee: Marge reported that Cameron contracted with a new company for grass and weed maintenance. They are working out well.
  - D. Communication Committee: No report.
  - E. Social Committee: No report.
  - F. Government Affairs Committee/Policies: Doug reported that he filed the annual registration for the subdivision with the Dept of Real Estate. The updated Covenant and Rule Enforcement Policy draft was submitted by Jim Pagonis. Doug wanted to review and make some minor changes. HPA also needs to do some updating to the Collection Policy that governs all collections (dues, trash, fines, etc.). Marge will work on that revision.
  - G. ACC: Doug reported. Discussed greenhouses, even though portable, as an unapproved structure. Doug felt they shouldn't be allowed. Marge thought perhaps a seasonal structure, which is taken down at end of growing season, might be something we should approve.
6. Continuing Business:

Doug reported that Filing 3 is still being worked on and should be ready later this year.
7. New Business:

Tracts A and D: These were originally designated as potential well sites for future deep wells if needed (Fox Hills or Arapahoe Aquifers). Probably will designate Tract A as a well site and Tract D as an alternate site.

Little London LLC will probably convey all of the open tracts (A,C,D) to the HPA. Doug will apply to the Assessor to value them at \$0 so there will be no tax liability. We will have to add them to our liability insurance.

The pond needs to be posted for liability purposes. Despite the rains, the pond level has drastically receded. Doug has requested the Water Commissioner to have a release from the upper pond(s). We should check the pond for leaks in our dam also to explain the low level.

Doug has sprayed the thistle in Tract C. This should be done each year.

Annual meeting is Friday, October 10, 2014, 7PM at Black Forest Community Church
8. Adjournment: 7:30 AM
9. Next meeting:

TBD

Submitted by:

Marge Shuger

7321 Forestgate Dr. 598-2229

[margeshuger@highlandpark-colorado.com](mailto:margeshuger@highlandpark-colorado.com)