

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

Date: September 14, 2015

Place: Village Inn Woodmen Rd Meeting called to order 6:00AM.

1. Attendance: Marge Shuger, Greg Smith and Cameron Garner
2. Approval of Minutes: Minutes for April 23, 2015 stand as submitted.
3. Members' Forum: No Members in attendance.
4. Reports of Officers:

Doug Barber has resigned from the Board. By a vote of the remaining Board Members by email, Marge Shuger will stand as President until elections of Board Members at the Annual Member Meeting October 7, 2015. **A motion was made to appoint a Member (as yet to be determined) to fill the Board vacancy until the Annual Meeting. This was seconded and unanimously approved.**

It is in the best interests of our Owners for the BOD to maintain a good working relationship with Doug Barber and Little London. Doug Barber has provided to us the concept of a well maintained community under the guidance of an Owner oriented BOD. Doug Barber and Little London intend to work with us to develop Filing 3. All three filings are decreed to be developed together so that the Water Augmentation Plan will allow us all to obtain (keep) well permits from either the Denver or Dawson Aquifers.

Doug, in his resignation letter, said this:

"It has been a pleasure to work with you all. We have had a good run together, and I so appreciate the time you have committed to serving Highland Park owners, maintaining the appearance of the community and keeping its values up. The HPA Board has exemplified the role it should have, which is maintaining a great community and doing its job with minimal interference/intrusion in the lives of its members. Thank you for stepping up and thank you for your service to our community."

5. Reports of committees:
  - A. Finance Committee: **The is a ratification of the Board approval, by unanimous vote via email on 8/31/2015, of the 2015 budget.** Marge prepared a YTD report of 2014 and 2015 to compare expenses, and help the Board prepare the 2016 Budget that will be presented to Members prior to the Annual Meeting. There will be a few increases of expenses due to changing some duties now being done by Rawhide Company. After a line by line discussion, **the motion was made to approve the 2016 Budget for Member inspection. This was seconded and unanimously approved.**

Due to the coming transition, a discussion was held concerning a review or audit. In 2005, the new Member majority Board did not require that Little London provide an audit. All of the available financials, expenses, balances were provided for the years since initial registration of the Association for the new Board at the time and have been on the HPA web site since 2008. The audit would only legally be required to cover 2000-2005 when there was very little money in the accounts. There has been a ten year time span since then when there have been no irregularities either reported or alleged. The cost of such an audit would

be a burden to whomever it would be determined had to pay, and would be of very little benefit to our Members. Greg Smith made **the motion that this Board waive the right for an audit as outlined in the CCIOA (Colorado Common Interest Ownership Act) and paid for by the Declarant at the point of cessation of Declarant Control. The motion was seconded and approved unanimously.**

- B. Compliance Committee: The Board has received some owners' concerns regarding thistle in the vacant lot(s). There has been a complaint about barking dogs in the evening. A complaint has been received concerning a boat on a lot, and there is a recurring violation of a Member parking more than two cars outside of the garage (it has been up to seven). Greg Smith is handling these complaints and will report back.
- C. Maintenance Committee: Cameron reports that Munson Excavating has done some work to repair the damage done to the trail and adjoining slope that resulted from the tremendous flood two years ago. It took this long for our "turn" on their work list. Cameron has planned on F&B Landscaping to do one more mowing to end the season. Cameron will be completing the contract this fall for the 2016 season with the same company.
- D. Communication Committee: No report
- E. Social Committee: No report.
- F. Government Affairs Committee/Policies:  
**The Board ratified the email vote taken on Sept. 7, 2015 approving the amended Covenant and Rule Enforcement Policy to comply with CCIOA.**
- G. ACC: Doug Barber has resigned from the ACC (Architectural Control Committee) Greg Smith has been appointed by the Board to fulfill the ACC duties until elections are conducted at the Annual Member Meeting to elect three Members to serve on the ACC.

6. Continuing Business: No report

7. New Business:

- A. Due to the resignation of Doug Barber from the Board and ACC, and the fact there have been questions /concerns related to Doug remaining on the Board as the Developer, and upon legal advice a **motion was made to ratify all actions taken by the BOD from October 2005 to present. This was seconded and approved unanimously.**
- B. HPA insurance: D&O (Directors and Officers) Insurance, Liability and Property Insurance is being renewed. **Upon legal advice a motion was made to obtain Fidelity Insurance. This was seconded and approved unanimously.**
- C. Company or person to handle financials for the BOD. Rawhide and Doug Barber did so many duties at our direction for the nominal fee of \$200 per year. **A motion was made to research and hire a company or person to handle financials. This was seconded and approved unanimously.**
- D. Board Attorney: **A motion was made to retain Jack Scheuerman as our Board Attorney. This was seconded and approved unanimously.** There is no retainer fee. The agreement is on an as needed basis.  
Note to Members: The law is very clear. He has been hired to represent the HPA BOD as an entity. No Board Member may seek his advice as an individual. No individual Owner has the right to talk with him, or a right to know what was discussed.
- E. Annual Meeting: Wednesday Oct 7, 2015 7 PM at Black Forest Community Church.  
(1). Upon legal advice a motion was made to amend the HPA Bylaws as it relates to what constitutes a quorum for the Annual Meeting. **A motion was made to amend the Bylaws quorum requirement to 25% of the Membership by presence or proxy. This was**

**seconded and approved unanimously.** Upon the signing, this amendment is now in effect. At the Annual Meeting the change will be presented to the Members for a vote to approve to stay in effect. It will be posted on the website. This was necessary due to the consistently low attendance at the Annual Meeting.

(2). Proxy preparation. There will be a number of ways to make sure a Member's vote is counted at the Annual Meeting. Proxy to give to a neighbor, fill in and email or mail to HPA, or provide a statement in an email (We will provide the correct wording).

Make your vote count!

F. Notice for late water meter readings:

**A motion was made to amend the fee for late readings policy to state "\$25 per day, after the third day ", among other minor amendments. This was seconded and approved unanimously.** It was subsequently signed and will be posted on the HPA website.

G. Future development on Vollmer Road: Sterling Ranch is having another go. Here are some links.

Sterling Ranch:

<http://adm.elpasoco.com/Development%20Services/Documents/Planning%20Commission/2015/Staff%20Reports/05-05-2015%20SRs/SP-14-015%20Sterling%20Ranch.pdf>

2040 Transportation Plan:

<http://adm.elpasoco.com/publicservices/transportation/2040MTCP/Pages/default.aspx>


H. Filing 3 was discussed.

8. Adjournment: 7:30 AM

9. Next meeting:

TBD

Submitted by:



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