

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

Date: November 3, 2005

Place: Village Inn

Present: President Doug Barber, Vice President Jim Morin, Secretary Marge Shuger, Director Steve Mohan, Director Jeff Irwin.

Meeting brought to order at 6:00 AM.

Minutes of previous meeting on October 7, 2005 read, amended and approved.

Unfinished Business

1. Request by membership at annual HPA meeting to draft a covenant change regarding permission to park vehicle(s) outside of a garage:

Discussion: Doug Barber presented for discussion a preliminary draft of an amendment to the covenants to provide a means for an owner to obtain permission to park one passenger vehicle outside of an enclosed structure. The amended covenant and its accompanying rules and procedures must be stated clearly and concisely so that all owners will be treated equally.

Action:

The Board to provide comments and recommendations on the amendment wording, and also provide recommendations concerning the detailed rules and procedures which provide guidelines for implementation of the amendment. It is planned to have a completed amendment for membership review along with the bill for the annual dues, and Newsletter during December.

2. Having one trash removal company service the entire subdivision per vote of membership at the annual meeting:

Discussion: Doug Barber was unable to obtain a draft contract from Waste Management and will do so this month. Since present waste contractors are requesting 3 month contracts from homeowners, an initial contract from Waste Management that starts in March 2006 will be requested. Monday service will be requested.

Action:

A motion was made by Doug Barber to, contingent upon obtaining an acceptable contract with Waste Management as reviewed by the Board, increase the dues to \$296.00 to support the added service of providing trash removal for all of the homeowners. The motion was seconded and passed.

3. Tagging of wells:

Discussion: It is the obligation of each well permit to provide accessible well information for each well. This will be done by tagging each well. Doug Barber is compiling a summary of each well.

Action: From his compilation and instructions from the Denver Water Board, Doug Barber will determine the appropriate information that must be put on each tag. Steve Mohan to research method and cost of each tag and the Board will then select a tag. This tag to be at the expense of each Homeowner.

4. Proper (and effective) notice to membership:

Discussion: In addition to mailings, it is an obligation of each HOA to post notice in a public place as to time and place of meetings.

Action: Motion was made by Jim Morin to place a notice board at each mailbox location. Motion seconded and passed. Marge Shuger to research fabrication and arrive at a unit cost per notice board by next meeting.

#### New Business

##### 1. Covenant complaint issues:

Discussion: A Homeowner has requested permission to meet with the Directors concerning an issue. It is important to have a strategy in place that deals with complaints so that everyone is treated the same. It is important that this HOA maintain an open, working relationship with complainants and those accused of violations so that legal action is the absolute last resort as a means of resolution. Documentation is highly important to this process, however, and that is why email and/or postal notification follow verbal discussion.

Actions: A motion was made by Jim Morin to invite the Homeowner to the next meeting. Motion was seconded and passed. A notice concerning a "Covenant Enforcement Committee" will be put in the December newsletter.

##### 2. Snow removal

Discussion: During the spring snowstorm, Doug Barber had the huge drift at Black Forest removed. Should snow removal of impassable and dangerous drifts be an included service of the HOA?

Action: Doug Barber to obtain information concerning cost to enable the Board to ascertain whether the budget will allow inclusion of this expense for 2006.

#### Next Board of Directors meeting:

1. November 22, 2005, 6 AM at the Village Inn
2. December 8, 2005, 6AM at the Village Inn. Budget finalization for 2006

(Village Inn on Woodmen, across from Walmart)

Meeting adjourned at 7:30 AM

Submitted by:  
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