

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

Date: January 12, 2006

Place: Village Inn

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

Meeting brought to order at 6:00 AM.

Minutes of previous meeting on December 8, 2005 will be read at a later date..

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: Draft and vote for the amendment change went out with newsletter and budget the first week of January.

Action: Homeowners have been requested to return the vote by January 17, 2006. After this time and votes are tallied, the results will go out to Members with the 2006 dues billing.

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

Discussion: The terms and vote were sent out to Members with the newsletter and vote for the amendment change. **Corrections to terms:** A 96 gallon tote (not 20 gallon) will be available, plus recycling 2 days a week will be available at no charge.

Action: The tally will be announced with the tally for the amendment change with the billing for 2006 dues, since an approval would affect the amount of the dues.

3. Tagging of wells:

Discussion: It is a requirement of the issuance of the well permit to have well tags with the information available. HPA is doing the members the courtesy to research and provide the tags with the info to the members at a reasonable cost.

Action: This is still being worked on. Tags need to be ordered.

4. Proper (and effective) notice to membership:

Discussion: The Notice board was delayed due to the holiday schedule. Discussed thoughts about posting BOD minutes on the website, privacy issues, etc.

Action: A **motion** was made by Doug Barber to post the Board minutes on the website after approval, selectively leaving out sensitive issues not appropriate for posting e.g. confidential, personal info. This was seconded and approved. Doug Barber will have the sign and electrical installed upon delivery and meetings, Member and Board, will be posted. Minutes of the annual meeting are now posted on the HPA website. BOD (Board of Director) minutes will be posted on the website.

5. Covenant complaint issues:

Discussion: The Homeowner who requested a meeting on January 12th did not attend. Discussion of the strategy to date of dealing with complaints. It has been one of listening, allowing complainant to vent all of the problems, frustrations and wants, and discussion with complainant to ascertain best resolution. Homeowners have to know that there is an avenue of resolution for their complaints.

New Business

1. January mailout to Members

Discussion: There were some typos. Trash pickup discussed above, plus on the budget on the line for legal fees, the amount in the right column should match the left at \$4000.

Action: Doug Barber emailed the corrections for Member review.

2. Directors liability insurance policy

Discussion: The policy is effective until the summer. However, since Little London has not yet conveyed ownership of the open space, general liability coverage has not been purchased. This is because the Assignment of Declarant's (Little London) Rights to HPA per the covenants has not yet been accomplished. This assignment, plus conveyance of some of the open space, is planned for this year. Discussion followed about ways to keep cost of liability insurance down. One way is to have two signatures on checks over a certain amount. Another is to make certain that the person doing the reconciling of accounts does not have authority to sign checks (this is already in place) plus a clear process for collecting and depositing monies from Members (already in place).

Action: Doug Barber made a **motion** to investigate price and terms to acquire general liability insurance for HPA. This was seconded and approved.

Doug Barber made a **motion** that a counter signature be required for checks over \$500. This was seconded and approved.

Doug Barber to investigate insurance and the BOD to all be on the checking account to allow flexibility to acquire two signatures when required.

3. Senate Bill 100

Discussion: HPA needs to incorporate the requirements of this bill affecting homeowner associations into the policy manual. It is imperative that to protect an association from legal challenges (or to effectively handle legal challenges) there must be effective risk management steps in place.

Action: Each Director to take a segment of Senate Bill 100 and ascertain how it would apply to this association. Will discuss these findings and discuss how to incorporate any changes into policy for this association at the next meeting.

4. Potholes in subdivision roads

Discussion: The roads are the county's responsibility. Snow removal and potholes are to be covered by the **County Transportation Department 520-6460**. HPA does not budget for snow removal or to repair potholes.

Action: Directors will call the transportation department and Members are encouraged to call as well, perhaps putting pressure on the county to attend to this subdivision.

5. Speed limit in the subdivision

Discussion: Many travel too fast, especially on Forestgate Dr. The speed limit is not posted. Suggest 30 top speed.

Action: Jeff Irwin will call the county to see about speed limit signs and also to request a cold patch for the potholes.

6. Trail

Marge Shuger requested that the trail where water continually runs across the trail from the adjacent lot be repaired. Action to be taken in the Spring.

Next Board of Directors meeting:

February 10, 2006

March 9, 2006

6 AM at the Village Inn. (Village Inn on Woodmen, across from Walmart)

Meeting adjourned at 7:30 AM

Submitted by:

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