

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

Date: February 10, 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 meetings on December 8, 2005 and January 12, 2006 read and adopted.

### **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:** Tally was reviewed by the Directors. It has been requested by a member that the voting remain anonymous. Per Senate Bill 100, HPA shall comply. 92 out of 119 members returned ballots. 42 were in favor and 50 opposed.

**Action:** Voting has killed the amendment as written. HPA shall keep the ballots. If a motion is made at the next membership meeting, the ballots will then be destroyed. There is obviously interest in this issue. HPA welcomes member input.

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

**Discussion:** Out of the 92 votes received, 66 were in favor of trash pickup. This is more than the majority needed. This vote for trash has passed. Discussion followed of member input concerning costs and service. Waste Management cannot guarantee 1<sup>st</sup> thing in morning service. For those people who wish a second poly cart, or there are large items that would require extra billing, these costs will be billed to the Owner directly by Waste Management. Poly carts are the responsibility of each Owner. Each Member will receive a form to fill out to indicate needs to Waste Management: carts, recycling, etc.

**Action:** **Motion** was made by Doug Barber to confirm vote and go ahead with the contract with Waste Management. Seconded and passed.

**Motion** was made by Doug Barber to: **1.** Assess those lots with homes \$75 rather than \$100 for 2006 because the contract is for 9 months of 2006, and **2.** Not assess trash dues for vacant lots and those lots with homes under construction. These lots will be assessed a prorated amount for the year in which service is requested. This motion was seconded and passed.

**2006 dues will reflect that lots with residences will be assessed \$275 and vacant lots or lots with homes under construction will be assessed \$200.**

#### **3. Proper (and effective) notice to membership:**

The bulletin board is installed next to the mailboxes near the roundabout at Forestgate and Black Forest. Meetings and other messages will be posted there. All meetings, minutes, newsletters, documents, etc. are posted on the HPA website. Meetings and newsletters are also emailed and mailed to the Members.

#### **4. Directors liability insurance policy**

**Discussion:** Doug Barber requested two quotes, and to date, only one has been received.

**Action:** Since present policy expires in June. HPA will wait for another bid for liability insurance.

#### **5. Potholes**

Potholes have been filled and broken sign repaired by the County.

**6. Senate Bill 100: HPA needs to incorporate the requirements of this bill affecting homeowner associations into the policy manual.**

**Discussion:** Among the issues discussed were: budget meeting of Members after budget proposed; agenda for meetings; Homeowner education about duties to HPA; political signs; dispute resolution; collection of attorneys' fees in a dispute; conflict of interest of a Director.

**Action:** Much of the SB100 requirements can be met by posting items on the website. HPA will, in addition, establish a Rules & Regs document to cover all SB100 requirements. The next BOD meeting will be a work session to begin this process.

**New Business**

**1. Financials**

**Discussion:** 6 lots have not paid 2005 dues. Of those 6 one is in foreclosure and ready to close with new buyer this month.

**Action:** Doug Barber will continue to negotiate with escrow company to collect back dues from the foreclosure property. Doug Barber will continue to ask for back dues. **PLEASE COMPLY!!**

**2. Status letter from HPA required by escrow companies per sales contract**

**Discussion:** A past resolution made by Little London, LLC was to charge \$50. This \$50 goes to Rawhide Company for this service.

**Action:** BOD agreed to maintain this arrangement. **Rawhide Company** provides a great deal of services to include bookkeeping, putting together newsletters, and a website without charge to HPA. **We thank them for all of their work behind the scene!**

**Next Board of Directors meeting:**

March 9, 2006 (Thursday)

April 7, 2006 (Friday)

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

**Meeting adjourned at 7:40 AM**

Submitted by:  
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