

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

Date: March 9, 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 February 10, 2006 read, amended 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:

Only change is that two more votes came in after last month's meeting. So total number of votes tallied were 94. This did not change outcome.

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

Starts April 3, 2006. Details are in the newsletter that was mailed March 8, 2006.

3. Proper (and effective) notice to membership:

Financials and educational FAQ's are now on the website.

4. Directors liability insurance policy

Discussion: Doug Barber did receive a second quote. Received were a quote from Farmer's and a quote from Traveler's. Traveler's was the low quote, plus they are the holder of the present policy which expires July 23, 2006. The new policy adds liability coverage for the Board of Directors.

Action:

Motion: Doug Barber made a motion to terminate the present policy immediately, upon proof that the new policy is effective. This motion was seconded and passed.

5. Financials

Discussion:

1. HPA did finally receive all of the back dues from Lot 67 at time of closing. The lien is released and the new owners have moved in. Two lots have not paid 2005 dues. 2006 billing was mailed with the newsletter March 8, 2006. Present checking account with UMB is no longer providing free checking. All checks have been less than \$250 (\$500 is the amount over which two signatures are required).

2. Since the present budget reflects an income of \$300 per lot, and the Board has revised that income, the budget needs to reflect the change.

Action:

Doug Barber will bring the revised budget to next month's meeting.

Motion: Doug Barber made a motion to change the checking account to ENT to obtain fee checking. Motion was seconded and passed. Directors will go to ENT to add signatures to the account.

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

The March 2006 Newsletter contains this information for the Lot Owners to retain.

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

Discussion: An initial reading was made of the requirements and a list of topics was presented for review by the Board. Need to determine all of the topics we need in the Policy, Regulation and Rules document and then build each topic. This document is not meant to repeat the covenants, but build the policies that implement the covenants and by-laws.

Action: Topics to be tweaked over the coming month and topics assigned to each director to work on drafts for each topic.

New Business

1. Water issues

Discussion:

1. HPA has received about \$200 in attorney's fees so far regarding our source of replacement water which is required by the decree from the state for the HPA augmentation plan. Part of our water replacement is bought from the Cherokee Water District. The sewage return water, after treatment, is made available from their sewage treatment plant located on Fountain Creek. Cherokee Water District is planning to move the treatment plant into the Black Squirrel Ground Basin. By state rules, no water may be transferred out of this basin, so HPA must look for another source for replacement water for the augmentation plan.

2. Hydrants in the neighborhood were discussed. A cistern to have the fire tanker trucks to refill is located at the north end of Lochwinnoch (look for the large white pipe). The hydrant near the bridge on Forestgate is connected to the pond to the north.

2. Ditch maintenance

Discussion: The side of the drainage ditches adjacent to the road is the responsibility of the county. It is reality that the county will not do this maintenance. Many owners already take on this task. Those sides of the road that are not maintained make the subdivision look unkempt and a bit scrubby. Plus, there is garbage in the ditches that is not being picked up.

Action: Doug Barber to ask Green Thumb for a bid to mow the hard to maintain ditches twice a year.

3. Lights on the entrance signs

The light on the Vollmer entrance sign is in the works.

4. Homeowner Meetings

Discussion: It probably would be good for understanding the working of the HPA, airing issues, and cooperation to have more than one chance for the owners to get together. Right now, the annual meeting is set in the By-Laws to occur in the Fall – Sept/Oct. Cost to have a formal meeting at the Black Forest Community center is \$60-100. A summer potluck was discussed.

Action:

Doug Barber to set the annual meeting for Sept 28th or Oct. 5th for 2006.

A summer picnic/potluck is tentatively planned for June 17 at 10AM. Board to research a place to set up. The easement at the north/west end of Loch Linneh would be good. Research cost for HPA to provide meat and drinks (Owners would bring a side of vegetables or desserts). Decide whether to have an informal "meeting" during the potluck. Augment the budget to reflect ability of HPA to use funds for this purpose.

Next Board of Directors meeting:

April 7, 2006 (Friday)

May 12, 2006 (Friday)

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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