

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

Date: April 7, 2006

Place: Village Inn

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

Meeting brought to order at 6:15 AM.

Minutes of previous meetings on March 9, 2006 read, amended and adopted.

### **Unfinished Business**

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

Trash pick up began April 3<sup>rd</sup> without a hitch. Doug Barber is still researching recycling options.

#### **2. Financials**

##### **Discussion:**

1. Doug Barber presented the financials for First Quarter
2. All monies have now been transferred to ENT.
3. The budget has not yet been revised. This will be done for next month.
4. 47 lots have not paid 2006 dues. 1 lot has not yet paid 2005 dues.
5. Green Thumb Landscaping has presented several bills for trash cleanup. Little London LLC has paid these at \$250 each. Because this expense has not been budgeted, HPA will not have them do this on a regular basis but only upon request. HPA would certainly entertain suggestions as to how to police the trash being blown about by the constant wind. The Builders do try and maintain their sites. Some of the trash may blow in from other areas. Volunteers?

**Action: Motion:** Doug Barber made a motion to post the Profit & Loss Statement and Balance Sheet on the web. This was seconded and approved.

#### **3. Parking**

Results of Doug Barber's email "straw poll": 80 out of 119 responded. 55% yes, 25% no.

#### **4. Water issues**

##### **Discussion:**

Recap: This is 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.

Attorney Henry Worley of MacDougall, Woldridge & Worley has been exploring ways to resolve the water replacement problem for HPA as well as a few other associations. Mr. Worley has recommended that he represent all of the parties needing augmentation amendments. One attorney to deal with Cherokee Water District who has proposed to help with part of the expense associated with a resolution, State Water Board and Colorado Springs City Utilities. The analysis and approval process may take up to a year and \$4-6000 per association. We do have the money in our budget for this process.

**Action:**

**Motion:** Doug Barber made a motion that HPA sign a retainer agreement with MacDougall, Woldridge & Worley, P.C. to proceed with representing us in amending the Highland Park Augmentation Plan. This was seconded and approved.

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

**Discussion:** The question was posed that it is possible HPA would need to amend our documents to comply. Doug Barber replied that right now there is a SB89 that may change some requirements set out in SB100 and it would be wise to wait for any changes.

**Action:** Topics were assigned to each Director to draft wording for the policy manual.

**6. Homeowner Meetings**

**Discussion:** Oct. 5, 2006 has been reserved for the annual Homeowner meeting. Researching cost of having a Homeowner picnic on June 17, 2006.

**New Business**

**1. Covenant compliance**

**Discussion:** There is a problem with one of the owners not curtailing dogs. Doug is drafting a "New Owner" letter and making sure that all contact information is gotten for new homeowners so they can be personally contacted.

Jim Morin made a suggestion to place permanent signs at each entrance to the community saying something like: "This is a covenant protected community".

**Action:** Doug Barber will contact the family not observing the covenants. Jim Morin will research cost of the signs he proposes. Doug will also set up an educational meeting for the Directors with an expert in education associations how to deal with covenant enforcement.

**2. Culverts**

Jim Morin requested that the culverts for the trail be painted to an earthtone color. This is not budgeted presently.

**Action:** Jim Morin to research the cost to see if painting the culverts is an option for HPA to do.

**Next Board of Directors meeting:**

May 12, 2006 (Friday)

June 2, 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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