

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

Date: June 2, 2006

Place: Village Inn

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

Meeting brought to order at 6:35 AM.

Minutes of previous meetings on May 12, 2006 read, and adopted.

Unfinished Business

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

Waste Management is being more responsive.

2. Financials

Discussion: There are still a few owners who have not paid dues.

Action: HPA is close to collection action. After one more notice.

3. Water issues

Discussion: Highland Park is on radar of Division of Water resources. One owner put in too much sod and told to tear it out. Message is that they are watching us.

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

Discussion: Doug Barber reports that SB 89 has been passed. This changes some things in SB 100. It does away with the "Common Interest Community Form" that was required by Realtors as part of a transaction. Hindman and Sanchez have reviewed HPA Covenants for compliance. They sent out their recommendations for changes yesterday. It is recommended that we minimize "policies" and incorporate many of the requirements into the covenants.

Action: Plan on doing an "omnibus" covenant change for housekeeping items – nothing controversial. Need 67% vote of Membership to do covenant changes. This will go out to membership. Since we will be putting many of the required changes into the covenants, we will wait on finishing the Policy Manual.

5. Picnic

Discussion: The date for the Homeowner summer picnic is July 22, 2006. Notice of the picnic has been sent out by email. Mailed notices to follow. Marge recommends BirdDog Barbeque on Powers for the meat. Questions about budget. This is an important event. Budget will allow for a nice affair.

6. Sign at entrances "This is a Covent Protected Community"

Jeff Irwin is still collecting prices and alternatives.

New Business

1. Guest: Merlin Gingerich from Green Thumb Landscaping (also one our Homeowners). Merlin has questions about our request for an estimate to maintain the ditches.

Discussion: Some owners maintain their own ditches. Some ditches have rock (which was initially required by the county) and are the most difficult and costly to make respectable. It is a practical impossibility to charge owners to mow and weed non-lot areas. Merlin would like a certain dollar amount or flat rate for a specified number of maintenance mowing/weeding per year rather than an "as needed" basis. Look at what we paid over the past couple of years for the mowings (GT does mowing along vinyl fences, roundabouts and entrances). Some years do more x's, some less, depending on rain.

Action: Merlin will do a proposal based on a flat rate.

2. Landscape proposal: Doug Barber requested Green Thumb give a proposal to landscape the Loch Winnoch roundabout and the Vollmer entrance.

Discussion: Could move some trees from Filing 3 to the entrance. Spaded trees have a better chance of survival. Merlin knows someone who could do the spading. Can put in special tubes around the plantings/trees that hold water that will dissipate over a period of time into the soil.

3. Trails and erosion of road shoulder.

The County is responsible for erosion of the shoulder. They should respond to “pleasant pressure” from homeowners with a maintenance request. Tel # 520-6460.

Trails are due to be “dressed” in June.

4. Director Leaving

Jeff Irwin will be leaving July 17 for a tour of duty in Turkey for a year. Since there will be four Directors remaining, there is no need to replace Jeff. A new Director will be elected at the October Annual Homeowner’s meeting.

Next Board of Directors meeting:

July 14, 2006 (Friday)

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

Meeting adjourned at 7:15 AM

Submitted by:

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