

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

Date: July 14, 2006

Place: Village Inn

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

Meeting brought to order at 6:10 AM.

Minutes of previous meetings on June 2, 2006 were not read. Will read next meeting.

Unfinished Business

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

No Complaints.

2. Financials

Discussion: There are still 6 owners who have not paid dues for 2006. Discussed another subdivision that sold their liens to investor(s) to recoup the loss to the Association. This may be something to consider.

Action: Doug Barber made a motion to file a lien against each of the owners' properties for nonpayment, if cannot obtain compliance in the next week or two. Motion was seconded and approved.

3. Water issues

Discussion: Attorney has reported that Cherokee Water has finished quantification report of the return flow water from irrigation, and now needs to get it decreed. This would replace our current Cherokee water being provided by their sewage return flows to balance our water augmentation plan. We will file our water rights amendment when their decree has been approved by the Water Court.

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

Doug Barber will have the revised policy documents over the next week. And will email to the directors for editing.

5. Picnic

Discussion: Discussed final arrangements and needs.

6. Landscape Proposal

No action was taken about the request from Green Thumb to give HPA a bid for mowing/maintaining ditches. Doug Barber will follow up. Trails are to be maintained this month.

7. Jeff Irwin leaving

This is Jeff Irwin's last meeting in attendance as a director. He is leaving for Turkey on Monday. He has been a valuable asset working with us. We wish him well!

New Business

1. Insurance Policy for HPA

Discussion: Doug Barber reported that the liability coverage offered previously by the present company carrying the insurance for the Association has been dropped as coverage by that company.

Action: Doug Barber will research available policies.

2. Covenant Violations

Discussion: One of the area homeowners has hired an attorney to research with the water board the state's position on outdoor pools in this subdivision. There is no pool exclusion in the water augmentation policy for this subdivision. However, it will be the homeowner's responsibility to purchase water from another source to fill and maintain the water level in the pool. The well may not be used. It will be the homeowner's responsibility to provide proof of water purchase to the Association on a regular basis. Discussed were covenant violations by this homeowner and others.

Next Board of Directors meeting:

August 11, 2006 (Friday)

Sept 8, 2006 (Friday)

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

Meeting adjourned at 7:20AM

Submitted by:

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