

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

Date: August 30, 2007

Place: Village Inn

Meeting brought to order at 6:10 AM.

1. Attendance

Present: President Doug Barber, Vice President Jim Morin, Secretary Marge Shuger, Director Steve Mohan and Director Jim Reid.

2. Members' Forum

No members attended.

3. Approval of Minutes

Minutes of previous meeting on July 6, 2007 stand as submitted

A **motion** was made by Doug Barber to formally waive notice of this meeting as notice did not comply with the three day notice rule of the ByLaws. This was seconded and approved unanimously.

4. Reports of Officers

No reports. See committee reports

5. Reports of Committees

A. Finance Committee

1). Third Quarter Financials will be presented at the Annual Homeowners Meeting..

B. Compliance Committee

Jeff Irwin has joined the Compliance Committee.

Driveways: All driveways are completed except for one, and the board has received a commitment for completion by September 14th, 2007.

Dogs: There is still a problem with dogs barking at night. That is being followed and the owners have been contacted. There is a plan for a stucco enclosure for the dogs.

Mowing: There are still owners who are not maintaining their lots. The covenants state that the lots are to be mowed "regularly" with a late September mowing that will maintain the grass/weeds in a short condition for the winter. Since "regularly" is open for interpretation, the Compliance Committee will draft a "mowing policy" for review at the next meeting.

C. Maintenance Committee

Ditches: Although many of the owners do maintain their ditches right up to the road, some owners do not. The HPA cannot compel owners to mow/maintain the ditch and roadside outside of their property boundaries. Bids are being sought for maintenance of the difficult ditches. Doug Barber will contact the County about getting regular maintenance of the roadside. There was a person who said that his insurance would not cover him for work on a DOT right of way (roadside). We will look into the Association insurance for that kind of coverage.

Trails: The trails have had an application of vegetation killer. Since the vegetation had grown so dense, it is most likely that another application will be done. It has been helpful for owners to include the trail in their mowing. The vegetation killer worked more efficiently on those mowed trails. As stated in the covenants it is not the responsibility of the owner to maintain the trail. That could be interpreted as mowing as well. Since the owners are responsible for mowing/weeding the ditch side of the lot, down to about the middle of the ditch (the property line), it is just very helpful to the Association for the trail to be mowed as well.

Trail erosion: There has been quite a bit of the trail swept away by water and there are a few areas that have erosion ruts. Discussion followed about the best, and most financially reasonable, way to re-build the trail system so that it can be maintained. Steve Mohan brought up the idea of a soil stabilizer (soil mastic/glue/polymer) that would hold the trail material in place more efficiently. Steve will research this for the next meeting.

D. Communication Committee

Web hosting: Jim Reid held a meeting to discuss ideas on what we would like to see on our web site. Chris Carr, Doug and Mary Owens and Marge Shuger attended. The main reason for interest in the website from Chris, Doug and Mary was to develop a helpful forum in which owners could share their “tips” for living “out here”, plus a place to ask questions/ and receive answers about our shared experiences. Mary Owens volunteered her talents to help Jim put together the web site. They will be using a program called “Website Tonight” hosted by GoDaddy. Marge Shuger introduced the program and the new email that will be available on the web site when it is up and running.

E. Social Committee

Another Potluck Picnic was a success. Those who attended enjoyed great weather, great food, great company and generous prizes!

Rick and Gretchen Hum are doing a wonderful job meeting and greeting our newest neighbors.

6. ACC Report

Doug Barber reported that an owner has hired an attorney to fight the ACC’s decision to disallow a pool. Per the State Water Commission, pools may not be filled or replenished with well water. Very early on one small above ground pool was approved in the subdivision. However, since then, realizing that such approval was a mistake, the ACC has denied subsequent pool requests. The office of the State Engineer has noted that pools may not be filled from HP wells, and indoor pools are not considered a typical household use. The local Water Commissioner is opposed to allowing pools, as he would potentially be involved in enforcement action, and feels it would be nearly impossible to enforce non-use of well water if pools were approved. It would be an administrative nightmare for the ACC and HPA to monitor. In the event that a pool owner is caught cheating and using his well water for the pool, not only does the individual homeowner risk curtailment of his well, but the State could pursue action against the HPA for violating the water decree. This would be bad for every property owner. The State notes that the HPA could pursue having the decree amended in Water Court to reduce the amount of land that may be irrigated in return for having pools. This would mean owners whose landscaping exceeds the new maximum would need to remove some, which would not be fair or practical.

Steve Mohan made the **motion** that the HPA , #1 consult an attorney, and #2 present to the owners an amendment change to the Highland Park covenants that would deny all pools. This motion was seconded. Discussion followed including the fact that owners should be advised on the issue. Doug stated that, as a member of the developer, Little London, under its still held Declarant powers, intended to taking on the task of drafting and presenting a covenant change was discussed. Steve Mohan subsequently withdrew his original motion.

Steve made a new **motion** to have Little London consult an attorney, draft and present to the property owners an amendment to the covenants that would preclude pools, and that the Board of Directors endorse the action. This motion was seconded. After discussion, Doug Barber made a motion to amend the standing motion to include that any endorsement by the Board be made after reviewing the amendment presented by Little London. This was seconded. The vote was unanimous to approve the amended motion.

7. Continuing Business

Discussed under Reports.

7. New Business

A. Set annual meeting date

Doug Barber will check on the availability of the Black Forest Community Center for either Oct. 1, 2 or 3, 2007 and report back.

B. Set Board meeting dates

September 27, 2007, October 18, 2007 and November 29, 2007. There will be no December meeting.

8. Adjournment

The meeting was adjourned at 7:30 AM

Submitted by:

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