

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

Date: July 24, 2009

Place: Village Inn

Meeting brought to order at 6:40 AM

1. Attendance

Present: President Doug Barber, Secretary Marge Shuger, Directors Rich Bedwell and Cameron Garner

2. Members' Forum

No Members in attendance.

3. Approval of Minutes

Minutes for June 26, 2009 stand as submitted.

4. Reports of Officers

No reports

5. Reports of Committees

A. Finance Committee:

Doug Barber reported that the HPA needs to raise the fee charged for the HOA Statements requested for property closings. He will be preparing a new letter. Lot 101, Pfozter, which is in foreclosure, has been liened for unpaid dues. He has called the tenants living in Lot 101 to mow. Doug has also done a restatement of liens owed for Lot 112, which is banked owned. Colorado is looking at the Super-lien Law due to all the foreclosures. (Note: This enables HOAs to collect up to six months worth of delinquent payments, giving them "front of the line" priority over lenders. As soon as the property sells, any outstanding fees are paid out to the homeowner association.)

B. Compliance Committee:

Lot 4 – Eschegaray chain link kennel is still outside of yard enclosure. It has just been moved to the back. They have, however, started to stucco their enclosure walls.

Lot 51- Carr has removed the propane tank.

Lot 88 – Demith still consistently has 3 or more cars parked on lot.

Lot 106, Gillick. HPA has received a formal complaint re the Gillick's garbage can being left in the open.

Rich Bedwell suggested that a covenant review is in order to determine those restrictions that are consistently not followed/enforced vs. those that are followed and/or enforced. Perhaps the HPA needs to rewrite some areas to conform to real life.

C. Maintenance Committee:

Cameron has received two bids: from Green Thumb and Executive Lawn Care (ELC). He is going to have ELC mow twice on a trial basis. Their bid is 1/5th of the Green Thumb bid. He will get a bid from ELC for snow removal to access the mailboxes.

Cameron is working with Munson Excavating to correct erosion in a more permanent way on the trails. He will go ahead to start that work.

D. Communication Committee:

The Annual Membership Meeting is scheduled for Oct. 2, 2009 7 PM at the Black Forest Community Club, just north of the Shoup/Black Forest intersection.

E. Social Committee:

Picnic planning is on schedule for August 1, 2009.

F. Government Affairs Committee:

The HPA was contacted by Kathy Wallace of the New Falcon Herald re the HPA online petition which asks for support against the Stapleton Metropolitan Tax District and Sterling Ranch. After this business meeting was adjourned we met with Ms. Wallace.

G. ACC Report: No report

6. Old Business: No report

7. New Business: See below

8. Next meetings:

None scheduled. Meetings take place at 6:30 A.M. Village Inn across from Woodmen Wal-Mart.

9. Adjournment

Meeting was adjourned at 7:15 AM.

The HPA met with Ms. Kathy Wallace from the New Falcon Herald. We explained our views, the dangers of unfair and inequitable tax consequences and the danger of eminent domain to adjacent land owners to Briargate Parkway. We also provided Ms. Wallace with links to the documents explaining the tax district plan and Sterling Ranch. Our position is that the Sterling Ranch and Elkhorn Developments are the primary beneficiaries of the Stapleton Tax District. Rich Bedwell completed a very comprehensive policy position paper setting forth the HPA stand regarding the tax district and Sterling Ranch development. He will tweak it and this will be sent to Ms. Wallace for review. Our hope is that the newspaper will do a good report which will send the alarm to all of the Falcon and Black Forest residents who will also be affected by these developments. This meeting started at 7:15AM and ended at approximately 8:30AM. This position paper will be posted on the HPA web site. www.highlandpark-colorado.com after these minutes are approved.

Submitted by:

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