



**HIGHLAND PARK  
NEIGHBORHOOD ASSOCIATION, INC.**

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**Minutes**

**Fifth Annual Membership Meeting October 1, 2007  
The Black Forest Community Club Log Building**

1. The meeting was called to order by President Doug Barber at 7:30 pm. Counting the attendees and the proxies, there were approximately 23 members represented.
2. The minutes of the 2006 Annual Meeting stand as published.
3. Report of Officers and Committees

A. Finance Committee:

The current balance sheet and profit and loss statements as of September 30, 2007 were presented by Doug Barber. The Association is on or under budget in every category year to date.

Question from the floor: What is the plan of the Board for the amount of money in savings? At what point of growth will the dues be adjusted?

Since the Association is still working to meet the required budgeted reserve needs, we are not at a point to adjust the dues. Also, we are still determining needs and costs.

B. Compliance Committee:

Steve Mohan presented the report. Steve and Jeff Irwin have walked the subdivision and noted properties that have non-compliant items. This was done on two separate occasions to determine continuing non-compliance. Most of the non-compliance has to do with maintenance of the lots and ditches.

There was a lengthy discussion about the committee's subjective opinion concerning what is required. The covenants require that lots be mowed "regularly" to maintain a "parklike appearance". Fire protection also requires that the vegetation be mowed to protect the area. The covenants also require that a final mowing take place in late September or October so that the vegetation is a low height for the winter months. It is agreed that "parklike" will differ with each lot due to water drainage areas, trees and bushes, extreme slopes, rocky areas etc. There will have to be some differing regulations concerning those types of areas. It will not be the intent of the committee to hold to one height restriction, but a range – 6-9" of growth. Wetlands may even have an acceptable longer height of growth, depending on the amount of water present. The Association is requiring that the area look presentable and groomed.

The maintenance of the ditches was also discussed. Per the covenants, the members are responsible up to the lot line. Most lot lines are about in the middle of the ditches. This presents a problem for some owners due to the steepness of the ditches as well as the presence of rocks in some ditches. Also, the road rights of way should be maintained by the county, and they are not. With the county not maintaining the rights of way, plus owners not maintaining their ditches to their lot lines, some of the ditches look very wild.

C. Maintenance Committee:

Jim Morin heads the maintenance committee and gave report. He has no one else on the committee and requested volunteers to help him.

Ditches: The maintenance and compliance committees overlap because of the County DOT rights of way and the difficult ditches. He is researching the cost and availability of someone or a company to maintain the difficult (or all of the) ditches. With one individual, there was a conflict with his liability insurance and working on the DOT rights of way. Doug Barber will contact the DOT and the HPA insurance to see if there is a work around for this issue.

Snow removal: There is an unacceptable lag by the County to remove the high drifts during bad storms. In April 2007, the HPA paid Pioneer Sand to plow the roads in the subdivision so that residents could get in and out of the subdivision. Jim is researching contracting with Pioneer Sand to plow on an as-needed basis. A question was brought up from the floor as to why it is not an insurance issue for Pioneer Sand working on the County rights of way. Doug Barber responded saying that the County, having trouble with responding during storms, actually accepts private contracted help. Some of the members complained about Pioneer plows pushing snow into their driveways after they had cleared their driveways. Another member complained that his street was not plowed. A question was asked about the feasibility of snowfences. The response was that the County is not interested, and planting enough trees is not workable due to cost and lack of water to maintain the trees.

Trails: Jim reported that the trails got out of hand this year. The rainfall produced a lot of weeds, plus there was more erosion than expected. The trails weeds were sprayed this summer and that has helped a bit. Pioneer Sand will be contracted to do some erosion work as well as doing some topping with roadbase. The weeds will be sprayed on a regular basis next season. The HPA is also doing research on the best way to maintain and/or rebuild the trail system. A resource book has been ordered and Steve Mohan is doing research on soil binders that would help with erosion.

D. Communication Committee:

Jim Reid and Marge Shuger reported. A new web site is being built. It will contain all of our HPA documents, meeting minutes, information about the subdivision, as well as a community forum. It will take a month or two to get it up and running...have patience. It will be a source of information that people seek in learning to live in our area.

E. Social Committee:

Marge Shuger reported. Rick and Gretchen Hum have been working the "Meet & Greet" program which they have developed. They have greeted 12 new families so far. They take a home-made basket filled with goodies and a welcome letter from the HPA.

With the help of Linda and Gary Krystek to do the preparation and planning, plus the help of many folks to set up, work during, and clean up, we had a very successful Second Annual Potluck Picnic. Marge announced that the date of the picnic for 2008 will be Saturday, July 26.

Marge also asked for volunteers.

4. Elections: There are no elections this year. Jim Morin's term will end 12/31/2008, Marge Shuger, Steve Mohan and Jim Reid will have their terms expire 12/31/2009. Doug Barber, per Section 7.b. of the ByLaws, has been reappointed by the developer to remain on the Board for an additional 3 year term, ending 12/31/2010.

5. Continuing Business:

Doug Barber reported that water meter readings are due Oct. 31. Read all 7 spaces to include any pre-stamped zeros on the meter. A question was raised from the floor as to the timing of the readings. Doug said that the State Water Commission wants to get average readings for the “irrigation” period and “non-irrigation” period.

A question was raised from the floor about who sets the well depths. Doug responded that the State Engineer’s Office sets the depth. Within an aquifer the State recommends that the well is drilled deep enough to fully penetrate the aquifer. The pumping point may be between the top and the bottom of that aquifer. That pumping point is usually decided upon by the owner in consultation with the well-driller. A couple of the members discussed their problems with their wells that are in the Dawson – sand, clay and pressure problems. Could they drill into the Denver to resolve those problems? Doug responded: Those properties west of Cottonwood Creek are to be in the Dawson Aquifer, and those east of Cottonwood Creek are to be in the Denver Aquifer. By our recorded Water Decrees, we can have a certain number of Dawson and a certain number of Denver wells. This must remain in balance. He will discuss with these members individually the possibility of doing this, provided that in Filing 3, they can trade aquifers.

6. New Business/Items from the floor:

A. Doug Barber reported that the Humane Society, starting January 2008, will respond to calls about loose animals.

B. A question was asked from the floor about the ownership of the pond. Doug Barber responded that currently Little London, LLC still maintains ownership of Tracts A&B, which has the pond.

C. A member brought up the problem of the intersection of Black Forest and Forestgate due to the DOT allowing passing going north and south through the intersection. Doug Barber gave the number of the County DOT – 520-6460 for members to call and request a change.

D. In response to complaints from some members about the work of the BOD, Rick Hum reminded the group that the BOD are volunteers with other responsibilities and expressed his appreciation about the work and job that the BOD is doing.

7. Meeting Adjournment:

The formal meeting was adjourned at 8:45 PM. Neighbors socialized after the meeting.

Submitted by:

Marge Shuger, Secretary

Note: These minutes, while posted, have not been approved by the membership. Approval of minutes will be by vote at the next annual membership meeting.