

Highland Park  
Neighborhood Association, Inc.  
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Colorado Springs, CO 80920  
www.highlandpark-colorado.com

Minutes: 16th Annual Membership Meeting October 10, 2018 held at The Black Forest Community Church

1. The meeting was called to order by President Greg Smith at 7:05 P.M.

Directors present: Greg Smith, Jim Ver Meer, Joe Bonnett, Aaron Horn, Cameron Garner was unable to attend. 48 members represented (40 in attendance, 8 by proxy). 25% quorum is met. Each attendee was given a packet containing: Meeting Agenda, 2019 Budget and 2018 Actuals YTD, 2019 Reserves, Election and general bullet points, Filing 3 Plat, Sterling Ranch info.

2. Approval of the Oct 11, 2017 minutes of the Annual Membership Meeting: Approved by show of hands vote.

3. State of the Association: Greg Smith noted the association is running well. 90% of residents are compliant to covenants with continuing communications to maintain compliance. Noted vote passed by both Filing 1 and Filing 2 memberships to merge.

4. Reports of Officers and Committees:

A. Vice President Jim Ver Meer led discussion on neighboring developments: Wolf Ranch, Sterling Ranch. Mark Strub weighed in that there is no immediate plans for road improvements to Black Forest or Volmer Roads as these are county roads and the county is lacking in funds for roads. Discussed density of the different developments.

Discussed the state of the round-about. The board reported that they had received a bid of \$15,000 to re-landscape the round-about. A motion was made to get two more bids. Motion seconded and carried unanimously.

Discussed ability to gate the entrance to the subdivision at Black Forest and Forest Gate and Lochwinoch and Vollmer. Since our roads are maintained by the county, we will be unable to make Highland's Park a gated community.

Discussed state of affairs of the roads in the neighborhood. Suggested that potholes be reported to the county for repair. No overlay is currently planned by the county. Members voiced concern over the expansion cracks in the roads.

Discussed potential for sound barriers along Black Forest Road and Volmer Road. Board expressed that there is no funds available for the HPA to invest in sound barriers and that the best

chance for getting sound barriers erected would be to try and get the county to do it when they widen Black Forest and Vollmer Roads to four-lane roads. Discussion about potentially getting developers of new housing developments to pay for sound barriers.

Jim updated PCI's commitment to bring fiber into Highland Park. PCI will invest \$250,000 to bring fiber into the development and is currently targeting 2020. There will be no hook-up fees for existing customers. A \$300 hook-up fee will be charged to new customers.

C. Finance Officer Joe Bonnet reported on the budget. Expressed that the board is working to spend the members' money wisely. HPA currently has XXX in reserves. The board has also moved XXX from the general accounts to a money-market account and made \$1,200 in interest last year. There will be no increase in annual dues for 2019 and will remain at \$295/household. There will be a contractual increase for trash removal which will increase to \$120/household making total dues \$415/household. Motion was made to accept the 2019 budget. Motion seconded and passed unanimously.

D. Secretary Aaron Horn reported on Communication and Social Committees. Discussed that communications to the membership would be coming from Aaron in 2019 as opposed to Jim who had been sending out communications to the membership. Discussed the highlandpark-colorado.com website and information that it contains. Discussed the NextDoor App for fluid information such as contractors, lawn mowing services, lost pets, etc.

Discussed Social Committees. Members are encouraged to send note to HPA when new neighbors move into Highland Park. An email will be sent to Liane Wilson and Mary Olson who head the welcoming committee. Discussed the possibility of adding additional social committees such as summer potluck or picnic. Members were encouraged to contact Aaron via email to discuss ideas for other social committees in which they would like to be apart.

E. Maintenance Coordinator Cameron Garner was not present at the meeting. Greg reported that we had budgeted for 4 mowings but only completed three mowings due to the dry weather this year. This saved \$3,500.

#### 5. Elections: Greg Smith

A. Board Members: Greg Smith and Joe Bonnett terms expire this year. Both expressed that they would be willing to continue on the board. Nominations for other interested people was called, none were nominated. Motion was made to extend Greg and Joe's terms for another 3 years. Motion was seconded and passed unanimously.

B. ACC position: Mark Strub terms expire this year and Larry Wood has resigned. Mark Strub acknowledged that he'd be willing to serve for another 2 years on the ACC. Members unanimously passed notion for Mark to serve for another 2 years.

Nominations for Larry's position were opened to the membership. Jim Ver Meer nominated Dana King and Jim gave background on Dana. Mike Holloway nominated Brian Landis and gave background on Brian. Members voted Brian Landis onto the ACC for a three year term.

#### 6. New Members: New Highland Park homeowners were recognized and welcomed to the community.

7. Drawing for Door prize: Thad and Barbara Swiatek were present and won the drawing for a free year of trash service.

8. Meeting was adjourned by Greg Smith at 9:25 PM.

Submitted by,

Aaron Horn  
Highland Park HOA 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.