



Highland Park
Neighborhood Association, Inc. (HPA)
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Minutes: 17th Annual Membership Meeting October 16, 2019 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: President Greg Smith, Vice President Jim Ver Meer, Treasurer Joe Bonnet, Secretary Aaron Horn, and Directory of Maintenance Cameron Garner. 48 members represented (40 in attendance, 8 by proxy). 25% quorum is met. Each attendee was given a packet containing: Meeting Agenda, Traffic Maps, 2020 Budget and 2019 Actuals YTD, 2019 Reserves, Election and general bullet points, Filing 3 Plat, Sterling Ranch info.

2. Approval of the Oct 10, 2018 minutes of the Annual Membership Meeting: Approved by show of hands vote.

3. State of the Association Message:

President Greg Smith gave members update on the association. All is running within budget.

Compliance:

- Noxious weeds need to be sprayed by homeowners on their lots. Fisk has sprayed the common areas.
- Parking: Two vehicles are allowed to be parked outside. No commercial vehicles, or tractors may be left outside. All vehicles left outside must be in operational condition. Trashcans may not be left outside in view of the street.
- Last mowing should have been performed in September.
- Lot 6: Much discussion was had on Lot 6 as they continue to have more than 2 vehicles outside, some of them non-operational, a tractor and a couch. Neighbors complain that it has been going on way to long. Directors informed that fines have been levied and collected and that the fines are increasing. Neighbors were unsatisfied and recommended that fines increase in severity until compliance is achieved.

4. Reports of Officers and Committees:

Vice President Jim Ver Meer Reported on Government Affairs and Water Plan:

Filing 3 Update: Jim updated the membership on Filing 3. There are three houses under construction. Board recommends that we do not bring Filing 3 into the HPA HOA membership at this time as it would give the developer too much voting power as he'd get one vote per unsold lot. Once it is determined that it is prudent to bring Filing 3 into

the HOA, we will need to budget legal fees as was required when combining Filing 1 and Filing 2.

Water Plan: Next reading is due October 31. We have been in compliance and have enough water, even with Filing 3 coming on line, for decades to come.

Black Forest Road: Jim circulated El Paso County 2016 Major Transportation Corridors Plan Update (2040 Plan approved in 2016). Discussion about plans for widening Black Forest Road were had but there is no definitive plan or addressing traffic on Black Forest. It was discussed that Briargate will eventually connect with Stapleton and become a Principal Arterial. It was surmised that this would still be several years out.

Treasurer Joe Bonnet gave update on Finances: Joe recognized James Ferrier and thanked him for all the help that James provides in providing financials for the HOA. Joe went on to say that the board is very fiscally conservative and much of that is due to handling much of the neighborhood maintenance without paying outside contractors. Greg Smith has maintained the trails with his personal tractor as an example. There will be a \$5.00/year increase in trash service this year and we will increase the landscaping budget by \$1,000 to address noxious weeds. Legal fees have been kept to a minimum. We have \$160,000 in reserves which is to cover replacement of split-rail fencing and monument signs at neighborhood entrances.

Secretary Aaron Horn spoke and explained his duties of communication and social programs. Encouraged members to send email if they want to form a committee to do social programs in which they would like to head and he would circulate invitations to members to participate. Discussed potential "work day" in late spring to have members help with neighborhood maintenance such as trail maintenance, landscaping and trash pick-up.

Maintenance Director Cameron Garner spoke and discussed maintenance throughout the year. Discussed mowing and weed mitigation was all in budget much do to board members helping with tasks such as Greg Smith handling trail grading and Cameron handling minor drainage issues and maintenance items like replacing bulbs on entrance signs.

5. Elections:

HPA Board of Directors

Vice President Jim Ver Meer's term expires at end of 2019. Jim expressed willingness to serve another term. Nominations were opened to the floor for those interested in serving on the board. Neil Eby was nominated to serve on Board as VP. Members voted for Jim Ver Meer to serve another term.

Secretary Aaron Horn and Maintenance Director Cameron Garner's terms expire in 2020.

President Greg Smith and Treasurer Joe Bonnet's terms expire in 2021.

Architectural Control Committee (ACC): Jeff Irwin was nominated to serve another term which was seconded and approved.

6. Continuing Business

Round-a-bout Discussion: The members discussed upgrading the round-a-bouts again. Previous estimates were \$16,000 to redo a round-a-bout. It was suggested that a committee be formed to come up with recommendations and budget for the round-a-bouts and present to the board. Several of the attending members expressed interest in being involved in the committee.

Fiber Optics into the Neighborhood: There was no update on PCI's commitment to bring fiber into the neighborhood. It was mentioned that CenturyLink is bringing fiber into Fil 3.

7. New Business

- Accessory Building Discussion

Discussion was had with members about changing covenants to increase the allowable square footage of accessory buildings from 1,000 SF to 1,500 SF.

Cameron Garner spoke in favor of supporting covenant change citing that 1,000 SF buildings are not large enough for those who own motorhomes and other large personal items which are not allowed to be parked outside residences. He referenced neighboring Eagle Wing who allows accessory buildings up to 2,000 SF.

Aaron Horn spoke in opposition of supporting covenant change to allow 1,500 SF citing that accessory buildings that large could potentially impair views of neighboring properties and reduce the open feeling of the neighborhood. He also stated that those who want a larger accessory building can petition the ACC and get variance which would be a better solution than changing covenants which protect neighboring properties. Jim Ver Meer also mentioned the increased potential of residence using larger accessory buildings for business which is against covenants.

Per HPA guidelines, covenant changes require a two-thirds member votes in favor or change. Informal vote was conducted of the attending members. 18 voted for the change, 15 voted against. The board will meet to discuss formally bringing the issue to the membership.

8. Free Trash Removal in 2020: Jeff Irwin won drawing for Free Trash Removal in 2020.

9. Meeting Adjourned by Greg Smith at 9:00 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.