



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

Date: JUL 12, 2018

Place: Village Inn

Meeting Called to order at 6:40 PM

1. **Attendance:** Greg Smith, Jim VerMeer, Joe Bonnett, Cameron Garner
2. **Approval of Minutes:** Cameron moved to accept and Joe Jim seconded the motion to accept the minutes from 3 MAY 2018 as presented. Passed unanimously.
3. **Doug Barber:** Filing 3Covenants and Progress were discussed based on the email Jim received from Doug. Doug says that he has filed his Covenants to match with ours and that he expects building to start this summer. The lack of a trail system in Filing 3 was discussed. It was agreed that we will submit Filing 3 water meter readings when we submit those for HPA. It was also discussed that it was not in our best interest to consult with our attorney at this point and that the advantage was for Filing 3 to merger with us rather than us to merger with them and that Doug should possibly contribute to our legal fees. The feeling of the Board was that a merger might be best delayed to 2020. We will contact Doug and stay in touch.
4. **Members' Forum:** No members were present.
5. **Covenant Compliance Hearing Review:** Lot 6. The Homeowner has paid the fines and fees assessed and has indicated that they will contact the ACC about constructing a privacy fence to conceal objects that are not allowed to be openly displayed. The Board will delay further action to allow for a timely correction of this situation but will take further action if this is not carried out.
6. **Reports of committees:**
  - a. **Finance Committee:** Joe reported that he had researched out status with the IRS and that we are required to file with the IRS but that we were in a classification (501c2) and had income low enough that we would owe no taxes. He will get the required card and file our tax forms. Joe submitted financial reports that were deemed to be meeting our objectives. Greg will call Waste Management to get the increased trash cost for next year under our current contract and pass the information along to Joe for use in our budget projection. Joe is tentatively planning on a 5% adjustment to mowing costs for budget planning for next year. He will adjust his proposal based on the information that Cameron will provide him.
  - b. **Compliance Committee:** Greg reported that the trailer was moved from Lot 27. The growth on Lot 82 was in need of mowing. The owner has been sent one notice of the discrepancy and a second will be sent. The tenants had moved out of Lot 7 and the trailers and excessive number of vehicles parked outside were gone. Greg will contact the owner and realtor to talk to them about advising the next tenants about our Covenant requirements. The owner of Lot 33 was contacted and the lot was promptly mowed.

- c. **Maintenance Committee:** Cameron reported that Jim had volunteered and fixed the disconnected fence post and rail along Vollmer Road. The cost to the Association was three bags of concrete. Thanks Jim!! The contract with Fisk Mowing was discussed. Cameron will contact Fisk and discuss a cost for the contract for the next year and give the information to Joe to use in formulating a budget proposal for next year. He will also talk to them about their method of weed control in the ditches. The Board has been pleased with the trail appearance this year and Fisk's ability to keep the weeds under control so far. Greg will start regrooming the trails within the next couple of weeks.
  - d. **Communication Committee:** Cameron has taken down the old message board near the Black Forest Road entrance.
  - e. **Social Committee:** No report.
  - f. **Government Affairs Committee/Policies:** No report
  - g. **Water Augmentation:** The next reading is due on 31 OCT 18. The help from Martin and the cooperation of Homeowners for the last reading gives us confidence that this will go smoothly.
- 7. **Votes Outside of Meetings:** There were none.
  - 8. **New Business:** Greg discussed preparations necessary for the upcoming Annual Homeowners meeting. It was decided to schedule it for 7:00 P.M., 10 OCT 18 at Black Forest Community Church. Greg will make the reservation. Joe and Greg are nearing the end of their terms in office, but both have indicated they may be interested in another term. Both openings are for 3 year terms. Jim will look at the possibility of getting the Covenant amendments for the ACC done for the annual meeting.
  - 9. **Next Meeting: 6:30 PM, Thursday, 6 SEP 2018**
  - 10. **Adjournment:** Cameron made a motion to adjourn and it was seconded by Joe. The vote was unanimous to adjourn at 8:00 P.M.

Submitted by:

Gregory Smith  
7285 Forestgate Drive. 598-5248  
gregsmith@highlandpark-colorado.com