



Minutes
Board of Directors (BOD)
Highland Park Neighborhood Association, Inc._
(Referred to as “HPA”)

Date: October 7, 2020

Place: Village Inn

Meeting called to order at 6:20m

1. **Attendance:** Greg Smith (President) Jim Ver Meer (Vice President) Aaron Horn (Secretary) Cameron
2. **Approval of Minutes:** Motion made by Jim to approve meeting notes from August 6, 2020, Greg Seconded, motion passed unanimously.
3. **Member Forum:** no members present
4. Reserve Study
 - a. Fencing – Pricing to replace the existing vinyl split rail is: \$16.50/LF for Vinyl Fencing replacement, \$27.00/LF for Concrete fencing replacement. There is currently 3,000 LF on Vollmer, 1,200 LF on Black Forest totaling \$70,000 to \$115,000 for full replacement. The fences are 10 years into their expected life of 15 years. The fences can be replaced in portions as needed and not all at once. A decision at that time could also be made to have the fence removed altogether and avoid the cost and responsibility. The current reserve has budget of \$60,000 for fencing replacement, which will be updated to \$70,000. We have \$40,000 in reserves allocated to Fencing. It has been determined that this is adequate at this time.
 - b. Lighting – estimated replacement is \$11,138. We have \$12,252 in reserves. We pay \$2400/year in electrical costs to power lights at round-abouts and the two monuments. Most of that cost comes from minimum charge for each of the four services required. Board to look into solar alternatives to replace existing electric powered lighting and see if it would be cost effective to replace.
 - c. Notice Board is no longer needed. We have \$1,800 allocated which we can allocate elsewhere.
 - d. Monuments are not a concern at this time as they are 10 years into their expected life of 50 years. We have \$5,600 allocated to Monument Sign replacement.
 - e. We currently have \$129,000 in reserves.
 - f. Erosion to be adjusted from \$30,000 to \$5,000 based on historical needs.
 - g. Jim makes motion made to adjust reserved items accordingly for items no longer needed and to maintain 70% of total replacement cost in reserves. Greg seconds. Motion moved unanimously.
5. Budget
 - a. 3% increase in trash collection. This will increase trash removal cost to members by \$5.00/year from \$120 to \$125.

- b. Landscaping will increase from \$20,000 to \$24,000. We have the funds to cover this increase.
 - c. 2021 Dues will remain the same at \$295.
 - d. Total will be \$420 per member.
 - e. Aaron to get changes to James, James to send update to Jim. Jim to notify members.
 - f. Aaron makes motion to approve budget. Cameron Seconds. Unanimous.
6. Fil 3
- a. Email from Doug Barber stating that he is ready to turn over the HOA to the owners and that he isn't going to complete trail system. Discussion from board that we don't allow Fil 3 into the Highland Park HOA unless they build trail as they will want to use our trail system as we will want to use theirs.
 - b. Greg to respond to Barber's email encouraging them to complete the trail system.
7. Compliance
- a. Lot 50 paid two fines for the tiny house. Tiny house is still on the property. They consistently have up to 5 cars parked outside. We will wait until next meeting to assess another fine.
 - b. Lot 6 still is in noncompliance. House is for sale. We will make sure fines are paid out of closing.
 - c. Multiple lots are in noncompliance because they are storing campers, trailers or boats. Cameron will drive the neighborhood and get addresses so board can send notice of non-compliance.
8. Maintenance – drive through neighborhood and see if there are any lots needing end of year mowing and will send notice as appropriate.
9. Daycare can have fence to maintain children. HOA's cannot prohibit daycare.
10. Communications –
- a. We are getting filing 3 questions quite often. We have been directing them to their HOA website.
 - b. Reminder to board members to send items to Marge to update website.
 - c. Need to recruit new board members
 - d. Thank you to Rose Mehlberg for volunteering to be on welcoming committee.
11. Social/Education – nothing to report
12. Government Affairs
- a. Water meter reading due October 31. Jim to put out signs. Martin and Hilda will assist again this year.
 - b. Email went out to members regarding Black Forest widening.
 - c. Received notification on new subdivision named Eagle Rising. 70 acres and 11 lots. This will be north of Fil 1, adjacent to the proposed Briargate Parkway extension.
 - d. Annual meeting to be delayed until at least the beginning of year.
 - i. Need to have budget and reserve study ratified via email.
 - ii. We need 3 new board members for Jim, Joe and Aaron. Aaron will stay on as Treasurer through 2021 if needed. We will appoint new members as board. If we can't get members to serve, we may need to consider a professional management company. Jim will check on professional association management costs. Jim and Greg to sit with Brandon Zuercher to discuss being on the board.
13. Next board meeting – Thursday, December 3rd, 6pm at Village.
14. 8:20 meeting adjourned. Jim makes motion to end meeting. Cameron Second. Motion passes unanimously.

