

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

**Date:** September 26, 2019

**Place:** Village Inn

**Meeting Called to Order** at 6:35pm

**Attendance:** Greg Smith (President) Jim Ver Meer (Vice President) Joe Bonnet (Treasurer) Aaron Horn (Secretary) Cameron Garner (Director of Maintenance)

**Guests:** None

**Approval of Previous Meeting Notes**

- No edits were recommended to previous meeting notes
  - o Joe moved to approve previous meeting notes
  - o Greg seconded the motion
  - o The motion passed unanimously

**Member’s Forum:** no members in attendance.

**Financials:** Joe Bonnet report.

- Noxious Weed control was estimated in last meeting at \$4,000 which was recommended to take from reserves. Actual is \$1,500 which is within what was budgeted. No need to use reserves.
- Weed Control will be \$850 for fall 2019 and \$600 for spring 2020.
- We are on budget for mowings and weed control.
- The board recommends no changes in dues
- Waste management will be \$125/yr. which is a \$5 increase over 2019. Total Dues for 2020 will be \$420/year.
- Budget and annual meeting notice needs to be sent out 15 days before the annual meeting: 7pm on October 16<sup>th</sup>.
- Motion to approve budget by Cameron, seconded by Aaron approved Unanimously.
- Returns have not been submitted for ‘16, ‘17, ‘18.
- HOA will file for 2019 and include past years that haven’t been filed if possible.

**Compliance:**

- Lot 6:
  - o Reoccurring violation: Cars and trucks, tractors parked outside of residence. Now there is a couch outside the residence as well.
  - o Homeowners did not appear at initial hearing in February 2018. Per by-laws, they waive all future hearings
  - o Homeowners have paid previous \$200 fine, but continue to be out of compliance

- Jim makes motion to increase fine for continued violation from \$200 to \$300 and continue assess fine on first of each month until homeowner complies.
  - Joe seconded the motion
  - The motion passed unanimously
- Jim to mail letter assessing \$300 fine for repeated offense.
- Covenants: Mowings, RVs, Cars
  - Complaints have been increasing regarding non-compliance of home-owners not mowing their lots, RVs and more than the allowed 2 cars being parked in driveways.
  - Need to discuss at annual meeting recommendations on improving compliance.

**Maintenance.**

- There will be one last mowing this season which is currently underway.
- Noxious weeds will be sprayed before winter
- Tree needing to be removed from Tract C. Aaron and Greg to remove within the next few weeks.

**ACC:**

- Only one undeveloped lot left in Fil 2
- Discussion on modifying covenants to increase allowable size for Accessory Buildings from 1,000 SF to 1,500 SF. This would require a vote from the members.
  - Cameron to write Pro argument for the change
  - Jim/Aaron to write Con argument for the change
- Lot 98 Accessory Building approved by ACC.

**Government Affairs:** Nothing to report.

**Water Augmentation:**

- Next reporting October 31
- Signs to go up after annual meeting

**Votes Outside of Meeting:** None

**Fil 3 Update:**

- Four new home under construction at this time.
- No plans to merge with them at this point. Continuing to monitor.

**Education** – Nothing to report

**Annual Meeting:**

- Date set for Annual Meeting October 16, 2019 at Black Forest Community Church at 7pm. Corner of Shoup and Black Forest Rd.
- Jim to get Aaron meeting announcement and Aaron to get into the mail.
- Aaron to send date to Marge to post to website
- Jim created agenda and reviewed with board members
- Jim to set up refreshments with Mary and Lianne

**Board Members:**

- HOA
  - 2019 – Jim Ver Meer’s (Vice President) term expires. He suggested that he would stay on the board if requested
  - 2020 – Cameron Garner’s (Director of Maintenance) and Aaron Horn’s (Secretary) terms expire
  - Should ACC responsible to board?
  - 2021 – Greg Smith’s (President) and Joe Bonnet’s (Director of Finance) terms expire. Joe may be moving from Highland Park. He will need to be replaced if so.

**Next meeting:** Wednesday, October 16, 2018 (annual meeting)

**Meeting Adjourned:** 7:50pm

- Motion to Adjourn by Joe.
- Greg seconded the motion
- Motion passed unanimously