

**Highland Park Homeowners Association Board Meeting
Thursday, September 6, 2018**

HPA Board Members In attendance:

- Jim Ver Meer
- Greg Smith
- Camron Garner
- Aaron Horn
- Joe Bonnet

Guests: None

Meeting Called to Order at 6:30pm

Previous Meeting Notes

- Joe moved that Meeting Notes from previous meeting be accepted.
- Greg seconded.
- Motion carried unanimously.

HPA Covenants

- Lot 6: Covenant Violation: there is still a tractor parked outside the premises. Owners are working with ACC to erect a 6' fence to conceal the tractor from neighboring properties. The area that they have proposed is larger than what the covenants allow and they are looking for approval from ACC to move forward. It was agreed that the board will take no further action at this time as the owner are working to rectify the situation.

Finance

- We are on budget.
- 5 mowings at \$3890/mowing were budgeted. We likely will only need 4 this year.
- Trash
 - o There will be a 3% increase in trash service.
 - o Motion to approve trash contract was made by Jim, seconded by Aaron, Unanimous
- Discussed HOA dues. No increase in dues will be required for 2019.
- Joe presented the budget. Greg motioned to accept, Cameron seconded, Unanimous

Maintenance

- There will be one additional mowing done before end of season which will include weed control.
- Greg will do some trail maintenance with his personal tractor. Discussed possibly renting skid-loader if to do additional maintenance if necessary.

Communication:

- Website: Aaron needs to figure out how to update website.
 - o Update with Annual Meeting notice
 - o Meeting notes
- Possible resource – Ed Sokolove

Social/Education:

- Annual meeting is set for October 10 at 7pm at the Black Forest Community Church
- Jim will ask Welcome Committee (Liane and Mary) to help with annual meeting refreshments and raffle.

Architectural Control Committee (ACC)

- Discussed accessory buildings size increasing from an allowable 1,000 SF to 1,500 SF. Determined that this would need to be brought to all homeowners for vote. No action at this time.

Miscellaneous

- Noise barrier. Owner requested information on creating a noise barrier along Black Forest road. Discussed that the HOA does not have the funds to create noise barrier. C-DOT could potentially erect noise barrier when they widen road in 2021. No further action at this time.
- Covenants end 2025. Can extend for an additional 10 years.
- Expiring terms
 - o ACC: Mark Stube
 - o HPA Board
 - Greg Smith
 - Joe Bonnet

Next Meeting: Annual Meeting

Meeting Adjourned at 8:30pm

- Joe moved.
- Jim seconded.
- Unanimous.

Recorded by Aaron Horn, Secretary