



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

Date: April 14, 2016

Place: Village Inn, Woodmen Rd

Meeting Called to order at 6:35 PM

1. Attendance: Marge Shuger, Greg Smith, Cameron Garner, Jim Ver Meer, Joe Bonnet
2. Approval of Minutes: Minutes for February 4, 2016 stand as submitted.
3. Members' Forum: HOA Member Cheryl Walsh attended.
4. Reports of committees:
  - a. Finance Committee: Joe Bonnet reported.
    - i. Joe presented 4 reports which reflect some adjustments: January 1-March 31 Profit and Loss; January 1-March 31 Trial Balance; January 1-March 31 Profit & Loss Budget Performance; January 1-March 31 check and deposit register. The check and deposit register will be for BOD review of deposits and expenditures only. The first three reports will be posted on the website. Due to the reporting adjustments that were made from Jan 2011 to Jan. 2015 (putting Dec. deposits into Jan., so that the reports aligned with the budget review), every ENT banking statement from about 2007 through Sept. 2015 was reconciled with the reporting process, plus the accounting software corrected the reports when the deposits were put back in the proper place.
    - ii. Cheryl Walsh requested that the BOD rethink their decision (which was recommended by the BOD attorney) not to go to the expense of a professional audit due to the departure of Doug Barber and Rawhide from the association. The BOD will take it under advisement.
    - iii. **Greg Smith made a motion that the BOD approve giving our accountant permission to contact the ENT Credit Card Company by telephone to obtain balance information in order for him to make a payment. This was seconded and approved unanimously**
  - Compliance Committee/ACC: Greg Smith reported.
    - i. All lots have been mowed. The Committee is keeping track of boats/tractors etc. that may stay out longer than necessary,. There is still a problem with trash cans. Individual neighbors will have to be contacted with a personal request. We have one lot with consistently too many cars and a tractor. A formal request will be sent out and it will be considered a recurring violation.
    - ii. Continuing business ACC: The BOD has contacted an attorney to help with drawing up a covenant change regarding the Architectural Control Committee. Marge and Jim will work on the points that were discussed. The attorney then will draw up the correct and complete text of what we would like to present to Members for a vote.
  - b. Maintenance Committee: Cameron Garner reported.
    - i. The fencing on Forestgate has been repaired and extra fence post caps purchased.
    - ii. The BOD discussed possible solutions to the ongoing erosion problems on the Cairngorm bend. Cameron will get in touch with the lot owner to go over our ideas, then get a bid from Munson excavating.

iii. F&B Landscaping notified us of their unavailability . Cameron presented the BOD with two bids. After discussion, the BOD selected one company. **Cameron Garner made a motion to contract with Blade to Blade landscaping service. The motion was seconded and approved unanimously.**

iv. Cameron will get a bid from Munson to address the road to trail areas that were washed out by flooding.

c. Communication Committee: Marge Shuger reported.

1. Jim Ver Meer is still working on the project for Text Blast

II. Jim Ver Meer has volunteered to work with Marge Shuger so that he can take over the maintenance of the website.

d. Social Committee: Lack of the Member interest in social affairs was discussed. One program that Marge would really like someone to take up is **Meet-n-Greet**: having a new neighbor greeted by an established neighbor and welcomed into the community.

e. Government Affairs Committee/Policies: Jim Ver Meer reported.

i. Jim Is still working on the Reserve Policy

ii. The need for templates for the Compliance and the ACC was discussed.

iii. Notification policy was discussed. Cheryl Walsh brought up whether there is still a need for the notice board at the Forestgate round-a-bout, especially since it is getting old. Notification for the BOD meetings are put on the website and Notice Board. Marge will now also send out a general email to Members.

f. ACC: See Compliance

g. Water Augmentation: Jim Ver Meer reported

i. All reports were made by well owners. There were a few with significant overages. There are two Members being required to report directly to the Deputy Water Commissioner.

ii. The Deputy Water Commissioner has notified the BOD that only two yearly readings are now required: Feb. 28 (or 29) and Oct. 31.

5. Continuing Business: See individual discussions above

6. New Business: See individual discussions above, plus:

i. Cheryl Walsh continued discussion of volunteerism in the community and presented a possible project she would like to research: building a float for the Black Forest Parade in August. We thank her for her interest and input.

7. Meeting was adjourned: 8:35 PM

8. Next Meeting: Thursday June 16, 2016. 6:30PM at the Village Inn.

Submitted by:



Marge Shuger

7321 Forestgate Dr. 598-2229

[margeshuger@highlandpark-colorado.com](mailto:margeshuger@highlandpark-colorado.com)