

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

Date: July 30, 2013

Place: Village Inn

Meeting brought to order at 7:00 A.M.

1. Attendance: Present: Doug Barber, Marge Shuger, Jim Pagonis, Cameron Garner.
2. Approval of Minutes: Minutes for April 26, 2013 stand as submitted.
3. Members' Forum: No Members in attendance.
4. Reports of Officers: No reports.
5. Reports of committees:
  - A. Finance Committee: Doug Barber had emailed the Qtr 2 Report prior to the meeting.
  - B. Compliance Committee: Jim Pagonis reported. We have had a number of reports of dogs not being contained on their property, plus not being on leash when off their property. Jim has sent out a few emails, but has not received any responses. He will make further contact.
  - C. Maintenance Committee: Cameron Garner reported. Morgan Grounds Maintenance has re-sprayed the weeds on the trails. Munson Excavating has filled areas of erosion along the trail. Cameron is working on the fence repair and knows that there are several bulbs burned out in the two roundabouts. Doug reported that he was storing fencing for future repairs, however the Black Forest Fire destroyed the stock pile. Doug asked about the maintenance state of the asphalt to the mailboxes. Repairs and replacements to these areas (mailbox asphalt) needs to be included in the Reserve Study that is maintained for the HPA Budget.
  - D. Communication Committee: No report.
  - E. Social Committee: Marge Shuger reported. Our Meet N' Greet Committee (Rick and Gretchen Hum) who have done a wonderful service to our neighborhood for several years, have said that due to schedules and family events, they have been unable to meet our new neighbors. Marge will work on this. Doug said that he would work on a New Neighbor Packet.
  - F. Government Affairs Committee/Policies: Marge Shuger reported. Recent changes in the Colorado HOA Laws require that all HOA boards make changes (or add) to policies in place. The following are the 9 mandatory policies:
    - 1) Adoption and Amendment
    - 2) Board of Director Conflict of Interest
    - 3) Collection of Unpaid Assessments
    - 4) Covenant Enforcement
    - 5) Conduct of Meetings
    - 6) Owners Right to Inspect & Copy Records
    - 7) Investment of Reserves
    - 8) Dispute Resolution
    - 9) Reserve Study

Jim Pagonis is working on Covenant Enforcement and will get his draft out to the BOD by email. Marge Shuger presented a revision of the Owners Right to Inspect & Copy Records. **Marge made a motion for the BOD to sign the**

**Policy. This was seconded and the BOD agreed unanimously.** It will be sent out to Owners for review and posted on the HPA website.

G. ACC: The ACC received only two requests this year to date: A screened in porch and a landscaping plan.

6. New Business: No report

7. Old Business: Doug reported that he will be recording the lots for Filing 3 at the end of the year and hopefully to market them in 2014.

Doug also reported that the new subdivision at the north end of Loch Linneh is moving forward slowly. They have decided to try and get their water from Park Forest Water rather than have individual wells.

Marge asked about the water level of the pond in Tract C which feeds the hydrant on Forestgate. The pond was used for fighting the Black Forest Fire. Doug said that he will determine if he needs the owners of the developing subdivision to the north to release more water into the HPA pond.

Marge reminded the BOD that the Annual Homeowners Meeting is Oct. 11, 2013 at 7 PM at the Black Forest Community Church. **Marge made a motion to have a door prize again this year for a year's trash service for an attending Owner. This was seconded and agreed unanimously**

8. Adjournment: Meeting was adjourned at 8:00 A.M.

9. Next meeting:

Tues. October 1, 2013

Submitted by:

Marge Shuger

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