



HIGHLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.

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Minutes

Fourth Annual Membership Meeting October 5, 2006
Black Forest Community Club Log Building

1. The meeting was called to order at 7:15 PM. 60 votes were required to meet a quorum. Counting the attendees and proxies, this number was not met, being approximately 45. It was decided by the Board of Directors (BOD), per the Bylaws, to represent by proxy those votes not in attendance in order to obtain a quorum. The BOD then determined that it would count these absentee proxy votes as abstentions in all voting matters in order to maintain the "votes be cast in the same proportions as the votes of the Association members present and represented by proxy" (quoted from the Bylaws).

2. A motion was made from the floor to waive the requirement for 15 days advance notice of this annual meeting. This was seconded.

Discussion: It was explained to members that it was important to the BOD that the policies, which were effective September 22, 2006, be included in the mail out that included the newsletter and notice of the meeting. A concern was raised that this waived this requirement for future meetings. It will not. It was pointed out by a member, and in the Agenda, that the notice has been on the Association notice board located near the Forestgate/Cairngorm roundabout for several months.

Motion was approved.

3. The minutes of the 2005 Annual Meeting were approved as submitted.

4. Reports of Officers

The financial statements were presented. All owners are in good standing as of this meeting with no delinquencies. The annual budget will be mailed out to members in January.

5. Reports of Committees. There are no committees at this time.

6. Election of Directors

There was a correction to the Agenda concerning the length of time the newly elected directors will serve. Per the Bylaws it will be 3 years. At this time, Doug Barber's term will end 2007, Jim Morin's term will end 2008, and the new directors' terms will end 2009, maintaining a continuity of experience on each board. The duties of the directors were explained.

A. There was a call for nominations from the floor. Oland Robinson, Jim Reid, Steve Mohan, and Marge Shuger were nominated and each person gave a brief statement of their experience and qualifications.

B. Voting was by secret ballot and counted by two volunteer members from the floor. The results were: Steve Mohan and Marge Shuger would continue as directors and Jim Reid is the new director, who will complete Jeff Irwin's term through 2006 and begin his 3 year term Jan. 2007. Jeff Irwin is deployed to Turkey. A brief meeting of the new BOD after the general membership meeting established that the next BOD meeting shall be October 13, 2006 6 AM at the Village Inn on Woodmen Road.

C. A motion was made from the floor to destroy the ballots and proxies after the meeting. This was seconded.

Discussion: It was explained that this will save having to keep paperwork and to maintain secret ballots.

The motion was approved.

7. Continuing Business

A. Water meter reading. This to be done Oct. 31, Dec.1, and the last day of Feb. and emailed to HighParkAssoc@aol.com. Please read all SEVEN digits, which will include the pre-stamped zeros. If a person is gone on those dates, read the meter immediately upon returning. It is assumed that there will be no usage during the absence, so the reading will be accurate as of the required dates for the readings.

B. Privacy Policy. As a requirement of SB100 and SB89, the BOD has written policies for the Highland Park Neighborhood Association (HPA) one of which is our Privacy Policy. There have been requests from some of the members to broadcast by email (or obtain the email list in order to broadcast) notices of events or services not officially sponsored by the HPA. These requests were denied. The emails will strictly be used for official HPA business or events and the lists maintained by the HPA will not be made public. Members are able to obtain names, addresses, and telephone numbers that are of public record.

C. Trash Service. Despite a few initial complaints, the service has been going extremely well and has been well received by the members. A request was made from the floor for recycling. The BOD will obtain from Waste Management the number of requests needed for them to provide recycling.

D. Dogs. Complaints received by the BOD from the members are mostly about dogs: dogs loose, dogs barking, people not cleaning up after their dogs in the common areas. There was a question from the floor about the requirement concerning dogs barking. Another member said that the covenants require that dogs not be heard at night. It was also brought up that even though the Sheriff's office may be responsible for noise abatement, that office was not responsive to requests for assistance. This is a covenant issue, and the membership was assured that these matters will be addressed.

E. Well tagging. This is a requirement by the State. As a courtesy, the BOD will be obtaining non-biodegradable tags and affixing them to the wells.

F. Outside Parking. The covenant proposal presented to members in the Spring of 2006 did not pass. SB100 changed the requirement for approval of covenant amendments to 67% of the membership. Our Bylaws state a requirement of 75%. There was discussion that there are still members who would like to have the ability to park outside. There were also members who voiced an opinion that they were aware of what the covenants requirements were prior to purchasing. They comply and expect others to comply as well.

A motion was made from the floor that the BOD develop a proposal to amend the covenants permitting outside parking with input from the community. Motion was seconded.

Discussion: Members are to email the HPA with opinions, and suggestions. The BOD will discuss and determine how this process is to work and notify the membership.

Motion was approved.

8. New Business

A. HPA Policies. The Policies were mailed out with the newsletter and have been given to the webmaster to post online.

Covenant Enforcement Committee. Now that we have the proper policies in place, covenant enforcement will be a top priority for the HPA. Those members interested in serving on a Covenant Enforcement Committee are to contact the BOD.

B. Picnic. The picnic was well attended and enjoyed. Marge Shuger promised an even better time next year.

C. Neighborhood "White Board" or online bulletin board. Because of members' requests for a way to contact other members with social events, services, for-sale items, etc. the BOD has established a bulleting board in the form of an online forum. The site is: <http://www.rawhide.net/hpboard/hpboard.html> . Postings will expire after two weeks. Please don't abuse with profanity or inappropriate content. Postings will require names. No anonymous postings will be accepted.

D. Vacancy on the ACC. Nominations were called from the floor for a new member of the Architectural Control Committee for a three year term. Continuing members are Doug Barber and Marji Mehlis. David Williamson was appointed to fill the remaining term of resigned member Bradd Olsen.

1. Nominations from the floor were Dave Williamson and Jim Reid. Doug Barber gave a statement about David Williamson and Jim Reid gave his statement of experience and qualifications.

2. Voting was by secret ballot and votes were counted by two volunteer members from the floor. The winner was David Williamson.

3. A motion was made from the floor to destroy the ballots after the meeting. Motion was seconded and approved.

E. Keeping up the Neighborhood. Discussion ensued concerning members responsibilities concerning lot mowing, ditch maintenance and weed control. The County is responsible for the ditch to the property line, which is usually at the bottom of the flow line of the ditch. Call the County 520-6460 if members would like the County to address its side of the ditch. HPA is responsible for the trail system and will address the erosion occurring. The BOD requests that members email any concerns about the trail along their property. The BOD is researching new landscape plans to spruce up the entrances at Forestgate and Vollmer plus the roundabouts.

9. Items from the floor.

A. A question was raised whether there can be a restriction against trucks using our subdivision as a pass through to Vollmer. Because these are county roads, this is an ongoing problem. The BOD will look into this with the County.

B. A member raised concerned about vacant lots, lots under construction, or lot owners just not complying with the responsibility to mow. This has been an unusual season with so much rain. The grass and the weeds have been a problem needing a lot more maintenance. It is the practice of the HPA to mow, at the owner's expense, the lot if not mowed by the end of September. It is also the responsibility of the members to control the noxious weeds on their lot(s). The best way to control the weeds is to keep them mowed.

C. A question was asked concerning the status of Filing 3. The developer must wait for issues to be decided by the Water Court.

D. Concerns were raised about the lights at the entrances. The light at Vollmer doesn't work. The entrances are not well lit at night, especially on Black Forest. The BOD is planning on trying some solar floodlights on the Black Forest entrance.

E. Extra signs for the community. A request was made for a "No Solicitors" sign. The BOD is researching signs for the entrances that state that this is a "Covenant Protected Community".

F. Policies. A question was asked from the floor whether these policies follow the requirements of SB100 and SB89, and whether the policies have been reviewed by an attorney. The Policies do comply with the law and have been reviewed by the law firm Hindman and Sanchez in the sense that our policies were directly based on policies drafted by Hindman and Sanchez.

G. Vollmer and Briargate Parkway configuration. Doug Barber explained that the Vollmer plan seems to be fluid and will continue to change as more roads are developed that go into Vollmer. There is no compelling reason for Briargate Parkway to be developed past what is already there.

10. The meeting was adjourned at 9:15 PM.

Members had coffee and cookies and visited. The 2005-2006 BOD presented Doug Barber with a desk clock thanking Doug for his continued leadership, commitment and excellent service to the HPA. He has worked tirelessly for this Association and is extremely appreciated!

Submitted by:

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