



HIGHLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.
7075 Campus Drive, Suite 200
Colorado Springs, CO 80920
(719) 598-3198/ fax 598-2337

Minutes

Seventh Annual Membership Meeting **October 2, 2009**
The Black Forest Community Club Log Building

1. The meeting was called to order by President Doug Barber at 7:15 P.M.. Counting the attendees and the proxies, there were 36 members represented. The By-Laws establish that if there is not a full quorum of members, "the Board of Directors shall have the right to vote those votes of members who are not represented either in person or by proxy at any Association general membership meeting including the annual meeting and in such case the full membership entitled to vote shall be deemed present and, in such case, the absent members entitled to vote hereby grant to the Board of Directors their proxy...These votes must be cast in the same proportions as the votes of the Association members present and represented by proxy." The Board of Directors (BOD) so chose this right.

2. The minutes of the 2008 Annual Meeting stand as published.

3. Report of Officers and Committees

A. Finance Committee: Doug Barber reported.

The 3rd quarter financials were handed out. We are a little over budget to date due to higher than expected expenses on maintenance with the extra mowing and trail maintenance completed this year. Doug is working on adding a report comparing expenses to budget to the quarterly reports. There are only two properties for which 2009 dues have not been paid: Lot 112 and Lot 101. Both are in foreclosure. Liens for dues and expenses have been filed against each property.

B. Compliance Committee: Marge Shuger reported for Jim Randall.

Compliance has been handled by Jim Randall very well. Owners are responsive to his approach. Barking dogs remains to be our most troublesome compliance issue. The HPA will stand behind and work with owners who report dog problems to the Sheriff. As was reported in the September Newsletter, the Sheriff's office will respond and does have in place a schedule of fines.

C. Maintenance Committee: Cameron Garner reported.

The proper draining of ditches remains an issue. The County DOT has not been helpful. We may have to deal with the ditches on our own. Road maintenance is another ongoing issue. The County DOT will come out and repair dangerous areas, such as potholes and badly eroded edges. They will, eventually, come out and repair the larger cracks across the roads. They do respond to pleasantly presented "squeaky wheels." Their number is: 520-6460. Trail maintenance is coming along nicely. We are working, using the input from a trail consultant plus a local excavator who is very familiar with our soils, to get the trails to a point that yearly maintenance is minimal. There will always be maintenance, however. Mowing is now standardized.

Question from the floor: "Do we need trails? What would it take to eliminate the trails?"

Doug Barber responded. In Filing 3, the County has required trails. What the developer was successful in doing in Filings 1,2 and 3 was make them private. They are only for the use of Highland Park. There are no public access trail easements on private property. There are public trail easements within Tracts B and C. The County will have the right to develop a trail within those tracts. Because the trails in Filings 1 and 2 are private, we would be able to eliminate them. It would take a vote of the membership. Because the

trails are common ownership, we would also need to quitclaim ownership back to all members. Discussion followed.

D. Social and Communication Committees: Marge Shuger reported.

Social: The 2009 Annual Picnic was a great success! Thank You go to Joe Beaudoin and Todd Kisling as our Grill Chefs, plus a special Thank You to Susan Beaudoin, Maria Ganard, Monice Fritts and Debbie Embaugh for their help in planning and putting on the picnic. There were many folks who helped set up, helped during the picnic and assisted with clean up. Marge extended her thanks!

If there are suggestions for any other events during the year to bring our community together, please bring your ideas, planning skills and energy to Marge.

Meet and Greet: Marge missed bringing this up until the end of the meeting, but will report on it in this section. Continuing Thanks go to Rick and Gretchen Hum for greeting our newcomers to our neighborhood. They take a basket of goodies - basket made by Gretchen - and a welcome letter from the HPA to each new resident. They visit both new owners and renters.

Communication: Marge is very excited about the fact that Jeremiah and Vicki Tussey (7234 Killearn Way) have agreed to take over administration of the HPA website. They will have a free hand in redesigning, if they wish. So look for changes.

E. Government Affairs Committee: Richard Bedwell reported.

The most important issue that the HPA has addressed this year is our opposition to the Sterling Ranch Development and the Stapleton Metropolitan Tax District. If any owners have not yet signed the Petition on the HPA website, do it now. We would like to present the Petition to our County Commissioners with 100% agreement of our community. Marge will also take a tally of who has not yet signed and contact those folks. The HPA will be contacting an attorney to review the tax district Service Plan as well as CRS Title 32 (Special Districts) to advise the HPA his/her opinion of how Highland Park may be affected by the proposed tax district.

F. Architectural Control Committee (ACC): Doug Barber reported.

The ACC has not been very busy. However, Doug thanked Joe Beaudoin, the HPA member now serving on the committee, for his ongoing assistance. Joe's term expires in 2011.

Doug reminded members that a water meter reading is due on October 31, 2009.

4. Director Elections: Three Directors have terms ending this year: Marge Shuger (three year term ends), Rich Bedwell and Jim Randall (took over for the remaining terms of two Directors who resigned last year). Doug Barber asked if there was any member present who requests a secret ballot for elections or any vote for this meeting. There was no request made for a secret ballot on any issue.

All three Directors have said that they would be interested in serving another term. Doug Barber called for nominations from the floor. There being no further nominations, Doug Barber called for a vote on all three nominations together. This was so moved and seconded. The vote was called. With no "nay" votes, the Directors were approved unanimously for each to serve a three year term.

5. Continuing Business: Change in Bylaws.

Doug Barber presented a "Resolution to Amend the Bylaws" that was proposed, written and approved by the BOD which changed some rules concerning Directors. The Proposal was presented to the members. It includes three issues: clarification of when a Director's term actually ends/begins, how a Director may be removed and how a Director's resignation is handled/accepted.

Doug called for a motion to approve the Bylaw change. This was so moved and seconded and a vote was called. There being no "nays", the Bylaw change was approved unanimously. The Resolution will be posted on the HPA website.

6. New Business: Call for Member questions from the floor.

Q: "What shall we do about the mowing of lots not done?"

A: There are portions of Lots 98 and 101 which have not been done. Response from Doug Barber: Lot 101 is in foreclosure and we will have to use HPA funds to complete that mowing and hope to receive those funds back after the sale of the property. The mowing of Lot 98 should have been completed. Both these problems will be attended to.

Q: "Can we do bushes at the Vollmer entrance?"

A: The BOD has discussed landscaping of the Lochwinnoch round about. The landscaping of the Vollmer entrance will be added to the landscaping decisions for the coming season next year. Doug Barber stated that we do have an issue of electric lines running in front of the stone sign on the Vollmer entrance.

Q: "What about the properties that have not yet complied with the tree planting in the covenants?"

A: Doug Barber responded: As stated in the most recent newsletter, the BOD will be contacting those members to comply. A recommendation was made from the floor to get one landscaping company to plant all the requisite trees on those properties who do not comply. Perhaps this would save some money along with getting the job completed. This will be considered by the BOD.

Q: "The trucks from Bills Tool Rental are using Forestgate to cut through to Black Forest Road on a continuing basis. Can we do something to stop this? "

A: Doug Barber said a letter will be sent to Bills Tool Rental to have the trucks take a different route.

Q: "How is the issue of repeated vandalism being handled?"

A: Marge Shuger responded that, other than a broken glass and bulb of a spot at the Black Forest entrance, there have been no other problems. A member then reported that two issues had occurred: the Sheriff's office was called to deal with a car parked at the vacant house on Lot 112, and there was a break-in on the occupied property on Lot 109. The BOD was unaware of either of these events. Marge Shuger will look into the break-in occurrence with the owner of that property.

Q: "Shall we have a Neighborhood Watch?"

A: Discussion followed. Some of the residents expressed their willingness to actively support the Neighborhood Watch if it comes together for Highland Park. Dave Wainwright agreed to research/organize this group. The BOD will complete any formal organization that might be required.

Q: "Can we get regular patrols through the subdivision by the Sheriff's Department?"

A: Marge responded: With the relatively small resources for the Sheriff's Department dedicated to the Black Forest area, it is unlikely that we could expect or depend upon such patrols.

Q: "Can our neighborhood be a gated community?"

A: Doug Barber responded: There would be quite a cost involved for Highland Park along with obtaining an agreement from the County to relinquish its right of way and deed the roads to us. Discussion followed.

Q: "What about the cars that speed through the area?"

A: Discussion followed. Marge Shuger made a suggestion that, rather than request a county patrol, perhaps a mobile radar cart would help. Doug Barber reported that this has worked in his gated community.

7. There being no further new business, Doug Barber adjourned the meeting at about 8 PM.

Submitted by:

Marge Shuger, Secretary

Note: These minutes, while posted, have not been approved by the membership. Approval of minutes will be by vote at the next annual membership meeting.