



Highland Park
Neighborhood Association, Inc.
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Minutes of the 13th Annual Membership Meeting **October 7, 2015** held at **The Black Forest Community Church**

1. The meeting was called to order by Marge Shuger at 7:05P.M.

Directors present: Cameron Garner, Marge Shuger, Brian Tuttle and Greg Smith.

Members present and represented: Counting the attendees and the proxies, there were 68 Members present (43 by presence, 25 by proxy)). Under our current Bylaws, a quorum is required of at least 25% of membership. This has been met. Each attendee was given a packet containing: meeting agenda, Bylaw Amendment, 2014 Annual Meeting minutes, notice about Board and ACC vacancies, 2015 YTD financials, and 2016 Budget.

2. Bylaw Amendment: Greg Smith presented the Bylaw Amendment changing our meeting quorum requirement. He discussed that our association had to comply with the CCIOA (Colorado Common Interest Ownership Act) that requires a minimum 20% of membership. Greg presented the following motion:

"I make a motion that the presence at any meeting of members in person or by proxy entitled to cast 25% of the eligible votes shall constitute a quorum for any action." This was seconded and the motion was approved by a voice vote.

3. Approval of the 2014 minutes of the Annual Membership Meeting: Greg Smith made the following motion:

"I make a motion that the minutes of the 2014 Annual Meeting stand as published." This was seconded and approved by voice vote.

4. State of the Association: Marge Shuger reported.

A brief overview of the Highland Park Association (HPA) transition to a wholly Member (Owner) run association was given.

5. Report of Officers and Committees

A. Finance Committee: Marge Shuger reported.

The financial health of the HPA is excellent. All of the dues and trash payments were collected. The 2011 through 2015 expenses, income, and bank statements have been fully reconciled. All balanced. An overview of our accounts and how they are set up at ENT Federal Credit Union was reported.

Marge introduced Barb and James Ferrier who have agreed to do the HPA bookkeeping.

B. Compliance Committee: Greg Smith reported.

Greg gave an overview of how he plans to deal with any perceived covenant violation. He asked for everyone's cooperation and will expect compliance from all Members, but will be low key and flexible. Dog barking complaints were discussed. The Board can contact residents, but the ultimate enforcement is by the County Sheriff's department. There was discussion about the previous ACC's lack of communication. ACC and "compliance" are related issues. Greg assured Members that if he is elected to the ACC, this will be improved.

C. Maintenance Committee: Cameron Garner reported.

Cameron reported that F&B Landscaping and Munson Excavating have worked on the common areas and trails. Discussion ensued about trail erosion. Cameron introduced discussion about the entrance areas and the roundabouts needing improvement. Suggestions were discussed. A Member asked about responsibility for ditch maintenance. Ditch maintenance (erosion/weeds in the large rock areas) is the responsibility of the County DOT. A Member said that the County DOT was called and they came out and did maintenance. Culvert maintenance was mentioned. Culverts installed by the County are the County's responsibility. Driveway culverts installed by Members are the responsibility of the Member - to include cleaning out of silt and sand. Since the HPA now owns Tracts A, B & C, we will be responsible to contain the thistle. Members were encouraged to send suggestions to hpa@highlandpark-colorado.com.

D. Social and Communication Committees: Marge Shuger reported.

Communication: Marge reported that the HPA email has been a valuable tool for keeping everyone informed, as well as a great way to communicate emergency situations (crime reports, stranger "danger", lost pets, etc.) Neighborhood Watch a few years back was not successful, but Marge said that if we just get to know the homeowners around us - who they are, when they go away, etc. we can look out for each other. Marge brought up that it would be good to have a way to have a program like "reverse 911". A Member said that the Google program Nextdoor would be useful - unfortunately, Marge reported, - it is not restricted to Highland Park and is used mainly for classified ads. Research is needed to find a program/way to reach all Owners on an urgent basis.

Social: No report

E. Government Affairs Committee: Marge Shuger reported: Our Board Attorney has informed the Board that we are up to date with our Policies as required by the CCIOA. Sterling Ranch development has been restarted. Traffic will increase. Speed limit has to be enforced by the County Sheriff.

F. Architectural Control Committee (ACC): Greg Smith reported. There will be a new ACC with 3 Homeowners.

6. Director Elections: Cameron Garner called for elections.

The following people were nominated prior to the meeting: Greg Smith (3 year term), Marge Shuger (1 year term) and Joe Bonnet (3 year term). Cameron called for more nominations from the floor. Jim Ver Meer volunteered. Each volunteer introduced himself. With 4 volunteers, Brian Tuttle expressed his wish to resign his last year on the Board due to home and work requirements. That created 4 vacancies with four volunteers.

Cameron made the following motion:

"I make a motion that the following volunteers be elected to the Board of Directors: Greg Smith for a 3 year term, Marge Shuger to fulfill Brian Tuttle's remaining year, Joe Bonnet for a 3 year term and Jim Ver Meer for a 2 year term."

This was 2nded and passed with a voice vote.

7. ACC Elections: Brian Tuttle called for elections:

Brian reported the duties of the ACC. The following person had been nominated prior to the meeting: Greg Smith. Brian called for volunteers. Joe Beaudoin, Cameron Garner and Mark Waller volunteered. Cameron said he would withdraw his name. Brian made the following motion:

"I make a motion that the following volunteers be elected to the ACC: Greg Smith for a 3 year term, Mark Waller for a 2 year term, and Joe Beaudoin for a 1 year term."

Brian called for a voice vote. The motion was 2nded and passed.

8. Continuing Business: Marge Shuger reported.

A. Reading of Water Meters:

Marge reminded those present that their water meters are to be read Oct. 31, 2015, December 1, 2015, and Feb. 28, 2016. She reminded folks that it is important to read their meters ON those days. Marge reported about the Water Augmentation Plan. She further discussed how our ability to keep our well permits is contingent upon each homeowner's water usage being within the amount set out by the Water Augmentation Plan.

B. HOA Member Education:

Marge discussed the financials (2015 year to date and 2016 budget) in the handout. There were no dissents or veto/objections to the 2016 budget.

9. Member Discussion:

No new questions, as discussion on various topics occurred throughout the meeting.

10. Drawing for Door prize:

Lot 11, John and Ginger Aiken won a free year of trash pickup. Congratulations!

11. Meeting was adjourned by Marge Shuger at 8:36PM.

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.