



Highland Park  
Neighborhood Association, Inc.  
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Minutes: 14th Annual Membership Meeting **October 12, 2016** held at **The Black Forest Community Church**

1. The meeting was called to order by President Greg Smith at 7:10 P.M.

Directors present: Greg Smith, Jim Ver Meer, Cameron Garner, Marge Shuger, Joe Bonnet.

Members present and represented: Counting the attendees and the proxies, there were 64 Members present (43 by presence, 21 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 and explanation, Reserve Policy explanation, notice about Board and ACC vacancies, 2016 YTD financials, 2017 Budget and Reserve Study.

2. Approval of the 2015 minutes of the Annual Membership Meeting: Greg Smith made the following motion: **"I make a motion that the minutes of the 2015 Annual Meeting stand as published."** This was seconded and approved by voice vote.

3. State of the Association: Greg Smith gave a summary of the changes concerning declarant (developer) control over to homeowner control of the Highland Park Neighborhood Association in the fall of 2015. He covered some of the problems that will be addressed by member vote in the near future: covenant amendments re name definitions; need to properly merge Filings 1 and 2 with both run by the Highland Park Neighborhood Association, Inc.; in the future, the possible merging of a Filing 3; also covenant changes having the Architectural Control Committee a Board appointed committee with the addition of the option of having Board review upon request. Greg introduced fellow Board members.

4. Reports of Officers and Committees:

A. President Greg Smith reported about the Architectural Control Committee (ACC) and Compliance Committee (CC). Greg introduced his fellow ACC members (Joe Beaudoin-retiring after 8 years and Mark Waller). He introduced his fellow CC member Vinnie D'Angelo, plus our volunteer accountant, James Ferrier.

B. Vice President Jim Ver Meer presented and fully explained the By-Law Amendment changes: wording regarding 9.b. Rate and 9.d. Yearly Dues... Greg Smith made the following motion: **"I make a motion that the Bylaw Amendments be accepted as presented"**. This was seconded and approved by a show of hands. Jim also explained the changes made to the Collection of Fines Policy which reflect the Bylaw amendment. Jim then introduced the Reserve Study, part of the Budget, which was explained further by Joe Bonnet.

C. Finance Officer Joe Bonnet presented the 2017 Budget and the 2016 Budget year-to-date and the Reserve Study. Joe presented, and discussed with the members, the dues increase and the reasons the Board felt compelled to recommend the increase. Joe went over the budget line by line explaining costs. Joe explained that: work contracts being bid with large increases; our requirements for our reserves; possibly large lawyer fees; the need for contingency funding to complete improvements to our subdivision to compete with newer neighborhoods and maintain property values, all drove the need for a dues increase. Joe made a motion by asking: **"By a show of hands, how many people approve the 2017 budget as it has been presented tonight?"** The group raised their hands. **"Any of those have objections?"** There being no objections, the 2017 Budget was approved. A question was raised about the Fire hydrant and cisterns. Marge Shuger reported that she talked with the Black Forest Fire Dept. and our hydrant (Forestgate at the bridge) and cistern (NE end of Lochwinnoch) were inspected in 2015. Some repairs were done to the hydrant and the cistern was replenished with 3500 gallons of water (it is a 10,000 gallon tank). A member questioned whether there might be a leak in the cistern because of its age and ground movement. The fire department will be contacted to get some more information about inspections. A question was also asked about whether "we" built the earthen dam forming the pond.

D. Secretary Marge Shuger defined the job of secretary, the benefits of the website, and introduced the new members of the Meet 'N Greet Committee: Mary Owens and Liane Wilson. Thank you, Mary and Liane!

E. Cameron Garner discussed the increasing expense problems of maintenance of the Highland Park common areas. We have three miles of trails and we must have professionals responsible for the work. He is obtaining plans from architects for upgrading the entries and the roundabouts, and requested suggestions or plans from members. The work will then be bid. Cameron requested emails for suggestions of other improvements, as well as suggestions for contractors willing to bid on any of our work.

5. Elections: Greg Smith

A. Board Member (secretary) -3 year term. Greg called for volunteers or nominations. After discussion, Langlee Schafer volunteered to fill the vacancy. Langlee will be assisted by Holly Quinn and Erin Macdonald in her duties, however Langlee will be the voting board member. That is certainly a great and acceptable solution to help a busy person take on this responsibility. Thank you, Langlee!! **Greg called for a vote of hands to elect Langlee to the Board.** It was unanimous.

Marge Shuger was presented with a token of appreciation for her years on the Board by Jim Ver Meer and the rest of the present Board members. Thank you, everyone! It has been a privilege to help out.

B. ACC position- 3 year term. Joe Beaudoin retired having served our community for 8 years. We have appreciated his continued involvement. Mark Strub volunteered prior to the meeting, and Jeff Irwin volunteered at the meeting. Greg Smith said that rather than one person not being elected, he would resign from the ACC (being busy enough with his Board and Compliance duties). Greg Smith resigned his position. Jeff Irwin was nominated for a 3 year term and Mark Strub for a two year term. **Greg called for a vote by a show of hands.** Both Mark Strub and Jeff Irwin were elected unanimously.

6. Continuing Business:

A. & B. Reading of Water Meters:

Jim Ver Meer reminded those present that their water meters are to be read Oct. 31, 2015. We have only two readings a year now: Feb. 28 (or 29) and Oct. 31.

C. Homeowner Education was rolled into Member Discussion which has discussions relating to governing documents and subdivisions

7. New Business

A. Online vote and Filing 3

Marge Shuger presented the workings of the online voting system: Fil 1 votes to merge with Fil 2, and vice versa; a few small covenant amendments dealing with names ambiguities and dues; an ACC amendment and a question to the members regarding the merging of Fil 3. All issues will be presented to the membership in detail prior to the election. A history of Filing 3 was presented and a discussion followed specifically addressing benefits: continuation of a subdivision similar in amenities and value; the Fil 3 area is a part of our Water Augmentation decree, and its possible detriments: more financial responsibilities with common areas; a developer owning lots with voting rights and having a majority position. It was the consensus of the members attending to recommend to the Board that we go ahead and have a vote dealing with the mergers of Filings 1 and 2, plus the covenants amendments and do the vote for merger of Filing 3 after we fully learn further details about its impact upon the present membership.

B. Member Discussion:

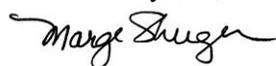
No new questions, as discussion on various topics occurred throughout the meeting.

8. Drawing for Door prize:

Lot 72, Mike and Christy Holloway won a year of trash pickup. Congratulations!

9. Meeting was adjourned by Greg Smith at 9:31 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.