



Highland Park Neighborhood Association,
Inc.

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Colorado Springs, CO 80920

www.highlandpark-colorado.com

Board of Directors Meeting Minutes

December 3, 2020

6:00 PM

Smith Residence 7285 Forestgate Drive

Meeting called to order at 6:10 PM

- 1. Attendance: Greg Smith (President) Jim VerMeer (Vice President) Aaron Horn (Treasurer) Cameron Garner (MX) Brandon Zuercher (Potential Board Member)**
- 2. Approval of Minutes: Motion made by Cameron and Seconded by Aaron to approve the meeting notes from Oct 7, 2020. Motion passed unanimously**
- 3. Member Forum: No members present.**
- 4. BOD Vacancy: Brandon Zuercher was introduced as a volunteer to complete the term of Joe Bonnet. After a discussion of the duties and responsibilities of a Board Member, we answered any questions that Brandon had. Aaron moved and Cameron seconded a motion that we appoint Brandon to fill the term of Joe Bonnet on the Board. The motion passed unanimously. The Board further discussed the upcoming vacancy due to Jim VerMeer's move out of state. He has submitted his resignation for December 31, 2020. We have another volunteer in Pam McManus that we will invite to the next Board meeting.**
- 5. Reports of Committees:**
 - A. Finance: The Board discussed the proposed budget for 2021. The reserve fund is at approximately \$150,000. We discussed setting the goal for funds to be at about 75% of the total estimated costs as not all fixtures will fail at once. With this implemented we have nearly the amount of fund we need to improve the traffic circles in the neighborhood. We also discussed our electric bills for the multiple connection points for our electrical usage. We pay mostly the minimum service fees for lighting the**

monuments and the lights in the traffic circles. Aaron volunteered to get an estimate to convert the monument and traffic circle lights to solar power. Cameron pointed out that John Aiken had just recently converted all the light bulbs to LEDs. We are going to try to compute the break even point of a commercial solar powered light system and eliminating the monthly connection fees with MVEA. The Contract with Waste Management will have a 3% increase this year. The Board decided to keep the basic dues at \$295.00 next year and the Waste Management fees will be \$130.00 for a total annual assessment of \$425.00. It was moved by Jim and seconded by Cameron to set the dues assessment at \$425.00 for 2021. The motion passed unanimously. Cameron volunteered to send out the mailing of the dues notices to homeowners. Jim said that he would drop off the Association's supplies at Cameron's before he left town.

B. Compliance: For compliance we discussed the ongoing violation of the Covenants on Lot 50 for maintaining a tiny house on the property. Pathlight Property Management has twice paid \$500.00 fines for our assessments. I appeared that there was still no attempt to reconcile the situation. Cameron made a motion that was seconded by Jim to assess another \$500.00 fine on lot 50. The motion passed unanimously. Jim will send a notice to Pathlight. We also discussed lot 102. It was noted that the number of cars issue was still present and that there was also a trailer on the property. Jim said that he would also send a letter to them advising them of their violations.

C. ACC: Jeff Irwin has resigned from the ACC. Under the procedure outlined in the Covenants the other two members of the ACC agreed to appoint Neal Eby to the open position. Neal ran for the ACC vacancy in the last Membership Meeting.

D. Government Affairs: Thanks again to Hilda and Martin for their help in collecting, tallying, and submitting to the State Water Board the water meter readings. Your help is greatly appreciated.

E. New Business: Jim has been in contact with two management groups that can assist the HOA Board in doing the routine functions of HOA Management. He will pass the information on to Aaron. We will invite both companies to our next Board Meeting to discuss what functions they can do for us and at what cost. One will present at the beginning of our meeting and the other at the end.

F. Doug Barber has sold all the lots in Filing 3 and has closed down Little London Corporation. He has deeded over to us any water rights he maintained in Tract C. Greg will contact him about the trail construction and MX he used to put the trail in Filing 3. We will also invite the Board members from Filing 3 to come to our next Board Meeting to discuss issues for possible merging of our two associations.

G. Next Meeting: Our next meeting will be Feb 04, 2021 at 6:00PM at Aaron's house (9631 Kilniver Court).

H. Adjournment: Jim made the motion to adjourn and it was seconded by Cameron. The vote was unanimous and we adjourned at 8:05PM.

Submitted by:

**Greg Smith
President HPA BOD
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