



Minutes
Board of Directors (BOD)
Highland Park Neighborhood Association, Inc._
(Referred to as "HPA")

Date: August 6, 2020

Place: Village Inn

Meeting called to order at 6:30pm

1. **Attendance:** Greg Smith (President) Jim Ver Meer (Vice President) Aaron Horn (Secretary)
2. **Approval of Minutes:** Motion made by Jim to approve meeting notes from June 10, 2020 approved, Greg Seconded, motion passed unanimously.
3. **Member Forum:** no members present
4. **Reports of Committees:**
 - i. Jim makes motion for Aaron to take over duties of Treasurer. Greg second. Unanimous.
 - ii. James has the financials prepared.
 - iii. Need to check to see if Joe filed taxes.
 - iv. Aaron to do Reserve Study.
 - v. Aaron to be set up to be a signer on checking
 - vi. Need to put together a budget to be presented at the annual meeting
 1. Trash will be 3% higher - \$124/year
 2. 5 mowings
 3. Need budget for dissemination to members
- b. **Compliance**
 - i. LOT 6 continues to be a violator of HOA covenants. They haven't paid fines. Next step is to put lien on property. Jim to discuss with attorney appropriate way to proceed. Homeowner will be responsible for attorney fees.
 - ii. LOT 50: Tiny house still on property after notice to have it removed. Received fine from management company. Management company has said that they are going to evict the tenant. Jim made motion, that with proper notification of continued violation, an additional \$500 fine for continued violation. Aaron seconded the motion. Motion passed unanimously.
 - iii. LOT 102: it has been brought to the BOD's attention that LOT 102 is in violation of the covenant to only park two vehicles outside the residence and that they regularly have 5-6 vehicles parked outside the residence. Jim to craft email notifying of non-compliance.
- c. **Maintenance, Cameron Garner**
 - i. Complaints have been lodged about the mowing of common areas. Jim forwarded complaints to Cameron to follow up.
- d. **Board of Directors Members**

- i. Joe Bonnet (treasurer) resigning immediately due to moving.
 - ii. Aaron Horn's (Secretary) term up this year. Aaron does not want to continue on with the board.
- e. **ACC**
 - i. Septic Mounds. New septic systems are above ground and have white pipes rising from the ground. Per discussion with septic construction company, pipes can be cut down to ground level after inspection. Discussion of whether to make requirement for owner to cut pipes to ground level to preserve appearance of the neighborhood.
 - ii. Fencing – HOA to have discussion with ACC about not continuing to approve fencing that isn't allowed in covenants.
- f. **Communications/Social, Aaron Horn:** Nothing to report.
- g. **Government, Jim Ver Meer:** Nothing to report
- h. **Covenant Changes**
 - i. ACC to report to the board. Jim to schedule time with attorney to discuss making changes to have ACC report to the BOD.
 - ii. Accessory Buildings. Proposed change to change the maximum size allowed for accessory buildings to be increased from 1,000 SF to 1,500 SF. Jim to post pros and cons to the membership and we will conduct vote.
- i. **Water Readings:** October 31 is next reading.
- 5. **Votes Outside of Meeting:** No Votes outside of the meeting
- 6. **Continuing Business:**
 - a. Pond project. Last meeting the board approved \$1000 to study extending trail to the pond, potentially constructing a gazebo and stocking the pond. Greg to continue looking at it.
 - b. Covenant change –
- 7. Annual Meeting – October 7. Greg has called and left messages for the church without return call. Need to understand what we can do for annual meeting under current Covid environment. Possibly conduct meeting via Zoom. Point of discussion in next meeting as hopefully more will be known at that time.
- 8. **Next Meeting:** Thursday, September 17th - 6:30pm at Village Inn
- 9. **Adjournment:** Motion made by Aaron, seconded by Jim, motion carried unanimously to adjourn the meeting at 7:45pm.

Submitted by:

Aaron Horn
 HPA Secretary
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These notes are preliminary and have not been approved by the board.