



**HIGHLAND PARK  
NEIGHBORHOOD ASSOCIATION, INC.**  
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**Minutes**

**Sixth Annual Membership Meeting October 3, 2008  
The Black Forest Community Club Log Building**

1. The meeting was called to order by President Doug Barber at 6:45 pm. Counting the attendees and the proxies, there were 27 members represented. The minutes of the 2007 Annual Meeting stand as published.
2. Report of Officers and Committees
  - A. Finance Committee: Doug Barber reported.

The current balance sheet and profit and loss statements as of September 30, 2008 were presented by Doug Barber. The Association is on or under budget in every category year to date. Presently, there are three Members who have not paid dues. One property is in foreclosure. Liens have been filed against all three properties and trash service has been stopped.

We have augmented the budget for trail repair.
  - B. Maintenance Committee: Jim Morin reported.

Lights: We have remedied the light situation at Forestgate and Black Forest. The sensor was not working properly. Also, at that intersection, we are looking into running power or installing solar lighting to illuminate the north face/edge of the stone sign so that those drivers coming south on Black Forest can see to turn. The light at Vollmer is gone and must be replaced.

Gene Bowling asked about the illogical and dangerous passing lines at Black Forest and Forestgate. This was looked into last year and County Department of Transportation (DOT) will not change them, claiming that they are correct. It is helpful for Members to call County DOT to call in bad roads/erosion etc 520-6460. Be polite, and we may be helped.

Trail system: We are working to correct the trail drainage. We have received a bid from Pioneer Sand so far. Doug Olson said that he has the name of the landscaper that did the trails on Fort Carson and will give his name to the BOD. Jeff Irwin would like the trails to be raked or leveled at intervals.

Ditches: Jim Morin and his daughters cleared the ditches of the trees. Mowing was discussed and the Members told that that the HPA will be responsible to mow from the road to the lot line (in most cases this would be pretty much the whole ditch). On those lots with trails, HPA will mow to the far edge of the trail from the street. Most of this mowing was recently accomplished.

Roundabouts: A Member brought up the landscaping of the roundabouts. Jim reported that we would like to improve the round about at Black Forest, as well as do landscaping at the round about at Loch Winnoch. We do have some limitations because Count DOT who owns the roundabouts must approve the plans.

Rocks in the ditches: Doug Barber requested that Members do not use the rocks from the ditches. Those rocks were put there by the County DOT and are not owned by the HPA.

Black Forest Fence: Jim brought this up later in the meeting. A car drove through the fence. It has been repaired, but we are being somewhat stonewalled by the insurance company responsible for repayment to us.

Discussion following this item: Ed Fritts brought up snow clearance and that there is a man who posts his number for driveway clearance. This brought up a question about mowing vacant lots and who is responsible. Doug Barber stated that the HPA will follow up on the vacant lots. If they don't get mowed, the HPA has them mowed and bills the owner. A Member brought up the property on the corner of Ben Tirran and Loch Winnoch that has no landscaping.

C. Social/Communication Committee: Marge Shuger reported.

Picnic: The Picnic was a great success on July 26, 2008! The day was beautiful and so many people pitched in and helped to make the day run smoothly. Special thanks were given to Susan Beaudoin, Maria Ganard, Debbie Embaugh and Monice Fritts for all of their help in the planning and running of the picnic. Marge appreciated the kids activities planned and run by Debbie and Monice. And especially appreciated was the margarita machine. Go to the web site ([www.highlandpark-colorado.com](http://www.highlandpark-colorado.com)) to see the pictures taken and the page showing those generous people who contributed door prizes.

Meet and Greet: Rick and Gretchen Hum have been working the "Meet & Greet" program which they have developed. They have greeted 18 new families since they started in the summer of 2007. They take a home-made basket filled with goodies and a welcome letter from the HPA. Marge listed all of the new families that have moved here since last year's meeting.

Communications: includes the web site, keeping owners info updated, maintaining the association email and putting together the HPA Newsletters. If there are any questions about the subdivision, 98% of the answers are found on the web site. We also have a blog which owners can register and post to. The web site was made using software provided by Yahoo, who also hosts the site. Doug Owens submitted an evaluation from a web designer and a bid to redo the site. There were some very good suggestions.

D. Compliance Committee: Doug Barber reported.

Doug said that the Compliance Committee is in a bit of flux because the two directors who have recently resigned were responsible for the committee. He thanked the Members for their cooperation in doing what has been asked of them. There are only a small number of people, 1 to 3, who at any one time give this committee "trouble". Doug did bring up neighbors personally contacting neighbors, in a friendly way, who might not be complying with the covenants – especially if they are tenants. Tenants most likely have not been given the rules of the subdivision.

We did have a challenge to the covenants and ACC this year, which was litigated and resolved. Doug brought up an idea to post on the web site issues that the Compliance Committee is facing. This is so other Members can get an idea of what the committee is working on and whether problems are being resolved.

See Maintenance for discussion that took place in this time period of the meeting.

A long discussion about wells ensued after Steve Batides brought up his well problems and his reluctance to landscape if his well output is suspect.

3. Elections: There is not a quorum. However the Bylaws give the Board of Directors (BOD) the right to vote those votes of members not present or represented whereas the absent members grant to the BOD their proxy to vote. A motion was made from the floor that the BOD accept that

power. This was seconded and approved unanimously. As per the By Laws, in the event of a vote, these absent member proxy votes must be cast in the same proportions as the votes of the Members present and represented by proxy.

Three Director positions (one for three years, and two for one year each) and one ACC position need to be filled. Doug Barber called for nominations. The following volunteered their names for nominations:

Joe Beaudoin – ACC

Jim Randall – BOD nominated by Alan Crow

Richard Bedwell – BOD

Cameron Garner – BOD

A motion was made to close nominations. This was seconded and approved unanimously.

Since there were no extra nominations for the positions to be filled, so Doug Barber called for a vote to accept this slate. Doug first called for a yea/nay vote as to whether the group wanted anonymous voting by ballot or an audible vote. A motion was made to do an audible vote. This was seconded and approved unanimously. A motion was made to accept the slate as presented. This was seconded and approved unanimously. The slate was approved unanimously.

4. Continuing Business:

Doug Barber reported that water meter readings are due Oct. 31. Read all 7 spaces to include any pre-stamped zeros on the meter.

6. New Business/Items from the floor:

A. Doug Barber brought up two issues about which Members should be aware. Subdivisions out east want higher densities. One is the Sterling Ranch Project by Morley. They wanted the City of Colorado Springs to annex the subdivision(s) and did not get it. Now, they are asking County Planning to approve the higher density, which does not comply with the Black Forest Land Use Plan which should drive County Planning decisions. People near Vollmer may have received notices. Please call County Planning: 520-6447, Fax: El Paso County Development Services 520-6695 or write: El Paso County Development Services, 2880 International Circle, C/S, CO 80910. Tell them to disapprove these higher densities and be true to the Black Forest Land Use Plan.

The second issue is related to these subdivisions. The owners/developers of the subdivisions have received County Planning recommendation to form the Stapleton Road Metropolitan District, which is a taxing district to fund the extension of Stapleton Rd from Vollmer to Hwy 24. However, within the plan for the tax district is the option to enlarge the district to include Highland Park and surrounding already developed subdivisions to fund the extension of Briargate Parkway between Black Forest and Vollmer. For whatever reason, Morley, et al, had no obligation to notify those people that may be brought into the tax district without a vote. Briargate is actually an extension of Stapleton Road. Contact County Planning and your County Commissioners to tell them that you don't want to be taxed for a project that will not benefit you!

7. Meeting Adjournment:

The formal meeting was adjourned at 8:10 PM. Neighbors socialized after the meeting.

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.