



HIGHLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.
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Minutes

Eighth Annual Membership Meeting October 8, 2010
The Black Forest Community Church

1. The meeting was called to order by Director Richard Bedwell at 7:05 P.M. Directors present: Richard Bedwell, Cameron Garner, Jim Randall and Marge Shuger. Counting the attendees and the proxies, there were 31 members represented (14 by proxy). The By-Laws establish that if there is not a full quorum of members, "the Board of Directors shall have the right to vote those votes of members who are not represented either in person or by proxy at any Association general membership meeting including the annual meeting and in such case the full membership entitled to vote shall be deemed present and, in such case, the absent members entitled to vote hereby grant to the Board of Directors their proxy...These votes must be cast in the same proportions as the votes of the Association members present and represented by proxy." The Board of Directors (BOD) so chose this right. Each attendee was given a packet containing: agenda, 2009 minutes, 2010 budget, 2010 Qtr 4 financials, and a By-Law change.

2. The motion was made to have the minutes of the 2009 Annual Meeting stand as published. This was seconded and unanimously approved.

3. Report of Officers and Committees

A. Finance Committee: Rich Bedwell reported.

Rich reported that all dues are current. A question was raised from the floor concerning well tagging expense. How was it determined? The Directors present did not have an answer as this was figured by Doug Barber who was not in attendance. The well tagging has been planned for several years, but has not been done.

B. Compliance Committee: Jim Randall reported.

Jim reported that he has had to handle several dog complaints for barking and dogs being uncontrolled. He also dealt with a small number of vehicle complaints. Lot mowing has to be addressed. Owners reported from the floor that a lot on Kilniver and one on Ben Tirran have never been mowed. The Directors reminded owners present that input from residents (in the form of a formal complaint or just an informal email) about lot mowing or other needs is very helpful.

C. Maintenance Committee: Cameron Garner reported.

Most problems within our control are being handled. Mowing of the ditches (to the lot line and/or to the far edge of the trails) and common areas is being contracted. Cameron said that he would also go around the area and check lots that need their final mowing of the season. Those owners will be contacted. Marge Shuger discussed the spotlight vandalism. Marge asked if those present would object to cages being built over the spotlights on Black Forest similar to the one at Vollmer. There were no objections. Extra rocks will also be placed around the lights to deter access by vandals.

A question was raised from the floor about the landscaping of the roundabouts. The round about at Black Forest needs to be weeded. Cameron will order that done. Landscaping of the round about at Lochwinnoch will be landscaped by the developer Little London, LLC along with the development of Filing 3, which is now approved.

D. Social and Communication Committees: Marge Shuger reported.

Communication: Marge reported that the HPA web site has all the information a resident needs. She would like to have a password account section, so owners can update their information, see that dues were received, etc. Marge does not have the expertise to set this up. If anyone does, please contact Marge. Also the forum was discussed. There is very little usage of the forum. There must remain the mechanism of registering, setting up a password and being approved or the site would be inundated with unwanted spam. Those present discussed sharing information on neighborhood services and vendors used. The forum was set up to do just that. However, it is not being utilized.

Social: The 2010 Annual Picnic was a bitter sweet event. It was a beautiful day! The folks who attended had a great time enjoying the superb bouncer, good weather, and wonderful food, drink and company. But the attendance was only 1/2 of previous years. Marge reported that the cost each year for the picnic is pretty constant at about \$2500. That means for those in attendance this year it cost \$40-\$50 per person (and that includes the children). Way too much! We must determine whether folks are tired of this event, it has to be promoted differently, or done on a different date. If there are suggestions about this event or for any other events during the year to bring our community together, please bring your ideas, planning skills and energy to Marge.

E. Government Affairs Committee: Richard Bedwell reported.

There has been no recent information or updates concerning the Sterling Ranch Development and the Stapleton Metropolitan Tax District. The HPA will keep owners informed of any news. A question was asked from the floor about the development of Briargate Parkway. Rich reported that the development of Briargate will be dependent on the formation of Sterling Ranch and the Stapleton Metropolitan Tax District. Marge reminded the group that Sterling Ranch must be developed and the Tax District put into place to pay for Briargate parkway within Sterling Ranch. A road through Highland Park is well in the future as things stand. Our subdivision will not be included in the tax district without an affirmative vote by owners.

F. Architectural Control Committee (ACC): No report

A question was asked about ACC member Marjie Mehis, who is not a resident. Marge reported that Ms. Mehis is an appointee by the developer. Until all filings are developed and lots sold, the developer (Little London LLC) will have the right to appoint two ACC members. A third ACC member is a Highland Park resident.

4. Director Elections: There are no elections. Even though Doug Barber's three year term is up, he is automatically appointed by the developer for another term.

5. Continuing Business:

A. Change in Bylaws:

Rich Bedwell presented a "Resolution to Amend the Bylaws" that was proposed, written and approved by the BOD which changed some rules concerning Directors. Rich called for a motion to agree to an audible yea/nay vote rather than a secret ballot. This was so moved, seconded and unanimously approved. Note: There was some miscommunication. This By-Law change was actually implemented and ratified at last year's Annual Meeting. There was no need to vote on it again.

B. Reading of Water Meters:

Rich reminded those present that their water meters are to be read Oct. 31, 2010. December 1, 2010, and Feb. 28, 2011. If an owner is not going to be home on the specific date, please read the meter the day you leave and send the reading in to the HPA.

C. Neighborhood Watch:

Discussion took place about what is being done. There is a lag in implementation. Dave Wainwright was unable to attend, and he is in charge. Marge Shuger reported that Dave did apply for the road signs with the Sheriff's Office NW liaison. Marge did not know if Dave was able to get a Block Captain for all ten designated areas. Rich Bedwell will follow up with Dave and offer assistance. Marge asked for discussion and a consensus concerning releasing email information to each Block Captain. Marge presented a plan to email all residents and request that each person affirm their agreement that their email may be released for

the Neighborhood Watch Block Captain's to keep in touch with each resident in their area. Those present agreed to that plan.

6. New Business: Call for Member questions from the floor.

Question: Is there any update concerning the report about the police having new information concerning the garage thefts? Marge Shuger replied with some background, and answered that there is no further information.

Question: Can we do anything about the same offenders either speeding or going the wrong way to cut through the roundabouts? Jim Randall will talk to the Sheriff's office about our options and report back.

Question: My well went dry and it seems that the information on the well documentation does not match real life - the pump was very shallow. Does anyone understand this? Several neighbors reported problems with Fletcher Drilling not doing a proper installation. Kunau, Barnhardt, and Hamacher are reputable drilling companies.

7. There being no further new business, Rich Bedwell called for a motion to adjourn. This was so moved, seconded, and unanimously approved. The meeting was adjourned at about 8 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.