



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

**Ninth Annual Membership Meeting **October 7, 2011**  
The Black Forest Community Church**

1. The meeting was called to order by President Doug Barber at 7:05 P.M. Directors present: Doug Barber, Richard Bedwell, Cameron Garner, Jim Randall and Marge Shuger. Counting the attendees and the proxies, there were 38 members represented (including 16 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, 2010 minutes, 2011 budget, and the 2011 Qtr 3 financials.
2. The motion was made to have the minutes of the 2010 Annual Meeting stand as published. This was seconded and unanimously approved.

Doug Hollister, Water Commissioner for District 10, was invited to speak and take questions from our homeowners. We were very pleased that he graciously took time from his personal time to attend. It was decided to give him the opportunity to do his presentation first thing, so that he could get home to his family.

Mr. Hollister presented the problem that there are a number of folks in his district (not just in our subdivision) who are going over their water usage allotment. Highland Park was allowed to develop with wells in the Dawson and Denver aquifers, but the State Water Board decreed that we must have an augmentation plan - (See: <http://highlandpark-colorado.com/HighlandParkWater.html>. Read "Frequently Asked Questions Regarding the Highland Park Water Supply and Water Augmentation Plan". Also go to link "Instructions with Pictures to read water meters" on the same page.) Per our Decree each well user may not exceed .56 acre feet (182,476 gallons) of water per year which is monitored by our well readings taken Oct. 31, Dec. 1, and Feb. 28. Oct. to Oct. is our yearly amount. The Dec. through Feb. amount x4 will estimate your inside usage, for it is assumed no or little irrigation or outside usage will take place during those cold months. Residents can keep a tally of gallons used by taking their meter readings (e.g. Feb. reading minus Dec. reading x4 will estimate your inside yearly usage). Doug said that he will work with an owner to find out a reason for the large amount of water being used. The Water Board will ask for monthly readings to monitor consumption and Doug will talk over potential problems such as an irrigation leak, a water softener running too often, etc. It is a formal process of notifications and the well owner would be given time to correct usage before fines or even capping wells would take place.

Question from the floor: Why can't the water board figure usage as an aggregate for the community, since the larger usages would be offset by the smaller usages? Answer: This is the way the Water Decree was approved. If this was reported in the aggregate, who "gets" to go over each year? If the under usage owners sell and an over usage owner moves in, how do we maintain our limits? Each permit holder makes an equal commitment to comply when he requests a permit.

Question from the floor: Why can't we use rainwater for irrigation? Answer: It is a legislated due to the way Colorado deals with water rights. Rainwater belongs to the stream system. If it is diverted for irrigation, a large portion is lost to transpiration - thereby making the diversion illegal. There is a study being done, and a pilot project being worked on, to allow rain harvesting under certain circumstances. There was further discussion about how to figure your own usage, etc.

### 3. Report of Officers and Committees

#### A. Finance Committee: Doug Barber reported.

We are 3/4 of the way through our year, but only about 2/3 of the budget has been spent. Depending on snow removal, we should be on budget at the end of the year. We do have one foreclosed property on which we have a lien for dues payment.

#### B. Compliance Committee: Jim Randall reported.

Jim reported that trailer parking violations took up the board's time. We did have to go so far as to send a formal notice of fines on one property. Dog complaints are continuous, both from barking dogs and dogs going off the lots. Jim thanked everyone for keeping their lots mowed and the subdivision (except for only a couple of lots) looks very good.

#### C. Maintenance Committee: Cameron Garner reported.

We changed mowing and weed control vendors this year and we are pleased with their work. It took them longer to get the weeds under control than anticipated, but the trails look good now.

A question was raised from the floor about the broken curbs of the round-a-bouts. Doug Barber explained that the County only allowed a smaller sized round-a-bout than was submitted. This contributes to the trucks cutting across and breaking the curbs. The curbs were sloped a bit to help prevent this. The maintenance and repair of the curbs is the responsibility of the County Department of Transportation: 520-6460. Residents are encouraged to call and (politely) request needed repairs - large cracks, potholes, etc. Cameron will address sprucing up the landscaping in the Blk Forest round-a-bout with the maintenance crew.

The spot lights at each entrance have been "caged" to prevent further vandalism.

#### D. Social and Communication Committees: Marge Shuger reported.

Communication: Marge made another plea for a resident with computer technical skills to help her set up a password account section, so owners can update their information, see that dues were received, submit water meter readings, etc. Marge does not have the expertise to set this up. If anyone does, please contact Marge.

Social: Since the 2010 Annual Picnic was under attended, it was decided to not have a picnic this year. Marge reported that if anyone has an interest in leading an effort to put together an area event, she would gladly be on the committee

#### 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. This is most likely due to the economy and lack of development. The HPA will keep owners informed of any news.

Rich brought up the issue to be voted on this November concerning the request for a mill levy request for Fire and Emergency services. There was a discussion about what the average house might have to pay per year of increase. Rich recommended that a link go out to members concerning the issue.

#### F. Architectural Control Committee (ACC): No report

### 4. Director Elections:

A. The term for Cameron Garner on the Board of Directors expires at this meeting. Cameron has agreed to serve another term. Doug asked for nominations from the floor. Members present agreed to an audible vote, rather than a secret ballot. There being no further nominations, Doug called for those in favor of Cameron Garner fulfilling another term as director to answer AYE. There being no NAYs, Cameron was approved to serve.

B. The term of Joe Beaudoin on the Architectural Control Committee (ACC) expires at this meeting. Joe has agreed to serve another term. There being no further nominations from the floor, Doug called for those in favor of Joe Beaudoin to serve another term on the ACC to answer AYE. There being no NAYs, Joe Beaudoin was approved.

5. Continuing Business:

A. Reading of Water Meters:

Doug reminded those present that their water meters are to be read Oct. 31, 2011. December 1, 2011, and Feb. 28, 2012.

B. Neighborhood Watch: Marge Shuger reported.

Marge gave a short explanation of what has been done and asked if there was anyone to agree to be the Area Coordinator. Dave Wainwright stood and told Members that he had agreed last year, but then declined because he did not agree to the way the plan was to be implemented. He feels that we do not need 10 different areas with 10 Block Captains, but that the whole system could be more simple. Dave will get together with Marge to revamp and streamline the way we implement our NW program.

6. New Business:

Trash and recycling: Marge reported that she has received bids from Waste Management and from Best Way to provide trash for everyone and recycling for individual residents who desire recycling. Discussion followed. When Waste Management provides information as to the day for recycling pick up, Marge will broadcast this to all residents for final input. Then a decision will be made.

7. Call for Member questions from the floor.

Question: Would we be able to get Comcast to provide cable to the area. Answer: Doug requested Comcast provide cable when he developed Filings 1 and 2, and they were not interested. Upon a request, Doug agreed to send a letter to Comcast again requesting that they install cable. Dave Wainwright mentioned that his company could possibly provide fiber, but it would require a commitment from about 70% of lot owners for it to be affordable.

Question: Is it possible to get speed bumps to slow down speeders? Doug responded that the County will not do speed bumps because of emergency vehicle access. He did say that his experience in other subdivisions is that a few days of the police ticketing speeders is very effective. Jim Randall said that he would contact the Sheriff department.

Question: What is the status of Filing 3? Doug responded that it is all approved. He has been waiting for the market to improve. Also the Dodd/Frank act prohibits anyone from carrying back more than three mortgages a year without becoming a licensed mortgage originator. Carrying the lot loan until it is paid off by the construction loan was very successful in marketing his sale of lots in past subdivisions.

8. There being no further new business, Doug Barber called for a motion to adjourn. This was so moved, seconded, and unanimously approved. The meeting was adjourned at about 8:45 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.