



HIGHLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.
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Minutes

**Tenth Annual Membership Meeting October 12, 2012
The Black Forest Community Church**

1. The meeting was called to order by President Doug Barber at 7:00 P.M. Directors present: Doug Barber, Richard Bedwell, Cameron Garner, Jim Randall and Marge Shuger. Counting the attendees and the proxies, there were 35 members represented (including 15 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: 2011 minutes, 2012 budget, and the 2012 Qtr 3 financials.

2. The motion was made to have the minutes of the 2011 Annual Meeting stand as published. This was seconded and unanimously approved.

3. Report of Officers and Committees

A. Finance Committee: Doug Barber reported.

The financial health of the HPA is good and therefore there will be no change in our annual dues, which will remain at \$200.00 per lot.

B. Compliance Committee: Jim Randall reported.

Jim thanked his neighbors for their support and for keeping our neighborhood looking so good. He also thanked those few folks who he contacted about a violation and who respectfully complied with his requests.

C. Maintenance Committee: Cameron Garner reported.

Cameron had no change or problems to report. Marge pointed out the work Cameron did last year to select our present maintenance company and remarked on the outstanding job they are doing to keep our area mowed and our trails weed free. The spot lights at each entrance were "caged" September 2011 and there has been no further vandalism.

D. Social and Communication Committees: Marge Shuger reported.

Communication: Marge went over her maintenance of the HPA email account, reminding folks that, besides this more "formal" email account, each of the directors is accessible via their individual HPA accounts. Marge also mentioned the HPA site as the best place to find information about the HPA.

Social: Doug asked that any new residents present to please introduce themselves. New to the area, and present at the meeting, we met Mike Holloway (Mike & Christy live on Kilniver Ln.), Tom and Karen Jackson (on Cairngorm Way), and Jim Pagonis (Jim and Sandra live on Loch Fyne Ln.). We were pleased to have Larry Wood (Larry and Anna live on Loch Fyne), a resident since 2005, introduce himself as attending an Annual Meeting for the first time.

E. Government Affairs Committee: Rich had no new information to report.

1. Doug reported on a new subdivision he learned about just that morning. The owners of 70 acres (previously owned by Tony Cucuzza) at the north end of Loch Linneh Ln. and bordered on the

north by Kurie Rd., have requested a zone change from RR-5 to RR-2.5 for their preliminary plan of 17 single family 2.5 acre lots with approximately 12.37 acres of open space. The issue affecting Highland Park is to make sure that the accesses from Kurie Rd, Eagle Wing Dr. as well as Loch Linneh Lane are ALL approved as accesses to divide the number of vehicles. It was discussed that perhaps Briargate Parkway should be extended as a more direct route to the new subdivision.

2. Doug reported that Filing 3 will be started next Spring. The future of Briargate Parkway was also discussed. Going between Eagle Wing and Highland Park and through the riparian zone/wetlands of Cottonwood Creek is the most difficult and expensive route for the County to take, involving a bridge. Briargate Parkway will then go through Filing 3 and to Vollmer Rd.

3. Doug reported that Cherokee Metropolitan District (CMD), which provides water and sanitation services, (See: www.cherokeemetro.org) has bought water rights to the Denver, Laramie, Arapahoe and Dawson Aquifers. By contract CMD provides return flows which the HPA has bought to augment our return flows from our wells to the stream system (a condition of our well permits). This was originally done via their sewage plant, but the plant was moved to another stream system causing a bit of a problem for CMD to figure out how they were to fulfill their return flow obligations to us. Their ownership of rights within our stream system solves this problem.

F. Architectural Control Committee (ACC): No report

4. Director Elections:

The terms for Marge Shuger, Rich Bedwell, and Jim Randall on the Board of Directors expire at this meeting. Marge and Rich agreed to serve another term. Doug asked for nominations from the floor. Marge gave a small talk about how the board members work together, the BOD "vision" on how it wishes to interact with the homeowners in a fair and respectful ("nudge" rather than power) way and the hope that we could have new board members carry on this way of working. Jim Pagonis and Andy Smith volunteered to be nominees along with Marge Shuger. Rich Bedwell then declined to continue for another term to provide a spot for a new board member. Members present agreed to an audible vote, rather than a secret ballot. There being no further nominations, Doug called for those in favor of Jim Pagonis, Andy Smith and Marge Shuger to be elected for 3 year terms as directors to answer AYE. There being no NAYs, Jim, Andy and Marge were approved to serve.

5. Continuing Business:

Reading of Water Meters:

Doug reminded those present that their water meters are to be read Oct. 31, 2012. December 1, 2012, and Feb. 28, 2013. He reminded folks that it is important to read their meters ON those days. The Water Commission figures water usage from Dec. 1 to Feb. 28 to be "indoor" usage. This amount is then multiplied by 4 to reflect year 'round indoor usage. This then is subtracted from the total (Oct. 31 to Oct. 31) to get outdoor or "irrigation" usage.

6. No New Business:

7. Call for Member questions from the floor.

A. Question: Joe Beaudoin asked about the possibility of a sound barrier/privacy wall along the south side of the Briargate Parkway easement. Doug responded saying that the covenants do provide for this possibility. When the road is completed through to Vollmer Rd would be the time to ask the government to pay for a barrier. Filing 3 will grade and seed the Briargate Parkway easement. Lochwinnoch will be paved north through Filing 3 to connect with Poco Rd.

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.

B. Question: Robin Sedgwick, concerned about the recent suspected break-ins, asked if we could be a gated community. Doug responded that the County mandated that this subdivision have two public road accesses, which precludes making our roads private. As an aside, Doug mentioned that he lives in a gated community and they have had 7 break-ins this year. A resident asked, within this discussion, whether we could install cameras (which record) at the entrances. The feasibility of this was discussed. The role of Neighborhood Watch, an emergency call system, etc. were all mentioned.

C. Several residents asked if something could be done to solve a problem concerning a strong sewage smell (wind direction dependent) in the area just NE of the Forestgate/Cairngorm round about. Doug said that everyone should be pumping their septic tanks regularly. Also, leach fields should not be mushy or have standing water.

D. Courtney Podoll asked if we can get someone to collect trash in our ditches. Cameron will request that our grass maintenance company do this on a regular basis.

E. Joe Beaudoin asked about the rabbits and plague issue. Marge responded that she put out the notice because an infected rabbit was caught on the St. Francis Hospital grounds recently. The fleas on the rabbits carry the disease and can transmit it to humans. The rabbits, which are extremely plentiful this year, look for food on patios and close to houses. They probably are drawn by pet food/water or garbage. Don't touch these animals. If baby rabbits fall into window wells, do not touch them. Scoop them up with a net.

There being no further business, Doug Barber adjourned the meeting at 8:20 PM.

AFTER MEETING:

After most every resident had gone, it was brought to Marge Shuger's attention that we had not drawn for the promised Door Prize of a free year of garbage pick up!! How embarrassing!! Merlin Gingrich, Marge Shuger and Richard Shuger decided to accomplish the promised drawing. Marge had, prior to the meeting, placed 119 pieces of paper with the lot numbers on them in a coffee can. So the sign in sheets were spread out and Marge drew numbers until a lot number that corresponded to a resident who had attended the meeting was drawn. **And the Winner is:**

Lot 99: Jim and Kathy Henggeler

Congratulations Jim and Kathy! Thank you for attending our Annual Membership 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.