



HIGHLAND PARK
NEIGHBORHOOD ASSOCIATION, INC.
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Minutes

**Eleventh Annual Membership Meeting October 11, 2013
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, Cameron Garner, Jim Pagonis, Andy Smith and Marge Shuger. Counting the attendees and the proxies, there were 41 members represented (including 18 by proxy). Under present Colorado Statute governing non-profit corporations, a quorum is required of at least 20% of membership. This has been met. Each attendee was given a packet containing: 2012 minutes, and meeting agenda.

2. The motion was made to have the minutes of the 2012 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, There were no delinquencies of dues and the HPA has been able to collect those past dues from the banks of foreclosed properties. Additionally, our reserves for future replacements/repairs of common elements is fully funded. There will be no change in our annual dues, which will remain at \$200.00 per lot. Our dues have NEVER been increased since the inception of the subdivision.

B. Compliance Committee: Jim Pagonis reported.

Jim thanked his neighbors for their support and that there have been very few complaints. Notably, what was most reported had to do with dogs off their property without a leash. One complaint concerned a camping fire next to the pond in Tract C. No open fires are permitted. Doug Barber reminded us that it is County law to have pets on a leash when off your property. Further, all dog complaints, including barking, as well as loose dogs, can be reported to and be enforced by the County Sheriff's department.

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. Cameron has had Munson Excavating do some trail repairs after the "flood", but the County DOT is overwhelmed with county-wide flood repairs, so road and ditch repair will take awhile.

D. Social and Communication Committees: Marge Shuger reported.

Communication: Marge went over her maintenance of the HPA web and email accounts. Marge also mentioned the HPA site as the best place to find information about the HPA. Marge made a request for someone to step forward and learn to handle the web site. She does not want to end her term (in two years) on the board without a smooth transition of her duties.

Social: Although, they were not properly introduced, we had four "new" families represented at this meeting: Matt and April Langenbahn, Dan and Cheryl Walsh, Roger and Claudia Shipton, and Brian and Jane Tuttle. Welcome!

E. Government Affairs Committee: No report. See discussions.

F. Architectural Control Committee (ACC): No report. see discussions.

4. Director Elections:

Andy Smith has resigned from the BOD. Unfortunately for us, he is planning on moving to the Denver area. Doug Barber called for volunteers. Both Marge and Doug talked about needs of the BOD and responsibilities. Brian Tuttle, 9684 Lochwinnoch Ln., stepped up and volunteered. Doug Barber made a motion to dispense with written ballots and do a voice vote, this was seconded. There being no objection, a voice vote was called to elect Brian Tuttle to the BOD. The ayes were unanimous and Brian Tuttle was elected to the BOD. Thank you, Brian!

5. Continuing Business:

Reading of Water Meters:

Doug reminded those present that their water meters are to be read Oct. 31, 2013, December 1, 2013, and Feb. 28, 2014. 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. It was noted by a homeowner that outside irrigation takes way more water than most realize. Test the outflow of each head, as well as determine if there is any leak. Cutting back each zone by even 5" saves a lot of water. Also, check toilet "running", and leaks in the soft water or iron systems.

6. New Business: HOA Member Education

Doug Barber talked about the BOD structure, where the BOD meets, how often, etc. He also talked about the philosophy of governance. The prime duty of the BOD is to protect property values. So Covenant Enforcement is our most important duty. However, even though we respond to issues, we try and leave people alone. It is a balance of making sure our actions respectfully deal with Owners while insisting that covenants are enforced. Doug complimented the Owners on how nice the subdivision looks, which does help to maintain property values.

Doug discussed the dues structure and the inclusion of garbage service, the BOD responsibility to maintain policies that conform to the HOA state statutes, maintenance of common areas, Owners right to change covenants, and our responsibility to abide by the Water Augmentation Plan which dictates how much each Owner may use per year. Doug also reviewed the responsibilities of the Architectural Control Committee (ACC). The ACC members are Doug Barber, Joe Beaudoin (and sometimes...Marge Shuger). If an Owner wants to do "something outside", put in a plan to the ACC. Most can be accomplished through email, however, Joe Beaudoin has requested that if there are attachments, pictures, etc. that must be downloaded and printed for the ACC file, that these be submitted by hard copy. Many of the attached documents are not readable, as well.

7. Call for Member questions from the floor.

A. Jeff Irwin requested that the vacant lots be mowed. Marge will request by email.

B. Joe Beaudoin had more of a statement, rather than a question. He is having success with ridding his lot of gophers and will give a lesson of trap setting if anyone requests. Also, he noted that many Owners bought generators after the Black Forest Fire. He successfully installed a gasoline powered generator and is willing to give a tutorial on how to do that as well. It is a very cost conscious way to install a generator.

At this point, Doug called on one of our newest residents to draw a name for our door prize. It was determined that Matt Langenbahn was our newest resident present. Matt drew Lot #40 first. That Owner was not in attendance. Matt's second draw was Lot #47. Michelle and Chuck Avinger, 9767 Cairngorm Way, won free trash pickup for 2014!!

C. A resident asked about Filing 3. Doug Barber said that he plans on offering lots for sale in the spring of 2014. There will be 39 2 1/2 acre lots and Lochwinnoch will extend to Poco Rd. with several streets attaching to Lochwinnoch.

D. A resident asked about the subdivision on the north end of Loch Linneh and east of Eagle Wing Subdivision. Doug said that it is still in the planning stage. The last he learned was that the owners are trying to get permission to link their water source to the Park Forest Water District. Access to that subdivision is presently Briargate Parkway (which would have to be built through), Eagle Wing Dr., and Loch Linneh. Loch Linneh is a public road, and is now being used with frequency to access that development. We have no control over that. It may be that, when Briargate Parkway is developed through to Vollmer, which requires a bridge over the pond system, that the County will not have Loch Linneh be a cross street over Briargate Parway (being too close to the bridge). But that is all conjecture.

E. A resident asked about the development of Stapleton Metropolitan District and the parkway that would be the extension of Briargate Parkway through to Falcon. Doug said that action for a Metropolitan District is suspended most likely due to the bankruptcy of the developers and the state of the economy.

8. There being no further new business or questions, Jeff Irwin called for a motion to adjourn. This was so moved, seconded, and unanimously approved. Doug Barber adjourned the meeting at about 7:55 PM. Neighbors visited 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.