



Highland Park
Neighborhood Association, Inc.
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Minutes: 15th Annual Membership Meeting **October 11, 2017** held at **The Black Forest Community Church**

1. The meeting was called to order by President Greg Smith at 7:05 P.M.

Directors present: Greg Smith, Jim Ver Meer, Cameron Garner, (Joe Bonnet was unexpectedly ill). 49 members present (33 by presence, 16 by proxy). 25% (30 members) quorum is met. Each attendee was given a packet containing: Meeting Agenda, 2018 Budget and 2017 Actuals YTD, 2018 Reserves, Election and general bullet points, Filing 3 Plat, Sterling Ranch info.

2. Approval of the Oct 12, 2016 minutes of the Annual Membership Meeting: Approved by show of hands vote.

3. State of the Association: Greg Smith noted the association is running well. 90% of residents are compliant to covenants with continuing communications to maintain compliance. Noted vote passed by both Filing 1 and Filing 2 memberships to merge.

4. Reports of Officers and Committees:

A. President Greg Smith invited Mark Strub to present regarding the Architectural Control Committee (ACC). Mark said and enjoyable first year serving with lots of activity. Outlined process and timing. Spoke of detached garage where neighbor agreed to lot setback variance and it is now being built. Mark made note of questions raised about Lot 46 being built with driveway damming water above it and Lot 7 with above ground leach field. The matter will be referred back to the ACC for resolution.

Greg Smith then reported regarding the Compliance Committee (CC). Cited reminder emails and communications to keep everyone in compliance (mowing, trash can inside, etc.). Member questioned why Lot 6 has had 5 cars and a tractor continuing to be parked outside – Greg reported enforcement is in process. Greg also noted that Vinnie D'Angelo has previously helped and will now be taking primary responsibility for compliance enforcement. Greg noted the committee's goal is to be accommodating to short term issues, like RV parking, when informed.

B. Vice President Jim Ver Meer reported that the water plan has no changes and noted we are down to two readings per year, Feb 28/29 and October 31. Regarding Government Affairs Jim provided more info on the Filing 1 & 2 merger. Outlined possible future covenant change (would be brought to vote) to have the BOD appoint ACC members rather than being elected. Some members expressed desire to have them remain elected. Jim also

explained the board's desire to have ACC subject to board oversight, including an appeal process. Members gave no objection. Jim described the notice that has been filed such that future bylaw amendments will not be filed. May be a future covenant amendment to restate or consolidate as well as the ACC principles discussed earlier. Jim brought information on developing plans for streets and communities around us per handout. Some discussion regarding making our community gated to reduce through traffic and some reported our community gets some of that already. An attendee suggested gates were considered before but it would mean the county would require us to maintain our own roads. Jim committed to resend emailed information regarding the proposed waste transfer station.

C. Finance Officer Joe Bonnet was unexpectedly ill so Jim Ver Meer presented. Jim explained budget and actual handout, noting that maintenance expense will be about \$7,000 under budget, likely to result in a 2017 net income around \$10,000. Pointed out primary change is \$2,000 addition of Professional Services expense – membership requested additional explanation of expected services to be necessary which Jim will assure is provided by email to membership. Jim explained the Reserve plan with \$5,510 addition planned for 2018. Concern was raised by a member that there was no line item assuring reserve funding is a priority and some discussion followed. Moved, seconded, and passed by show of hands to approve the budget.

D. Secretary: The position being vacant, Jim Ver Meer reported. Jim stressed the need to have committee volunteers and to elect the fifth director tonight. Thanks to Meet 'N Greet Committee members Mary Owens and Liane Wilson. Jim noted the app NextDoor has about 130 members and is the appropriate place for vendor referrals, services, lost pets, and other issues that we don't feel should be via HPA email. Encourage members access the HPA website for info. Jim previewed coming communication regarding PCI Broadband bringing fiber into our neighborhood. If they have 70% penetration they may commit to the \$250,000 to build fiber into our neighborhood. Typical to get 100 mb access for \$65/month. About 2 years to build and existing users would get \$300 connection fee waived.

E. Cameron Garner reported maintenance continues as planned and only 5 of 6 planned mowings were necessary. Talked about challenges to get good contractors for a decent cost. Some talk of improvements like roundabouts. A member noted county restriction to less than 18" tall but many higher are observed. Another believed simply cleaning and making slight changes would be sufficient. A member suggested artificial plantings. A member pointed out continuous mud puddle along South side of Forestgate just off Black Forest Road. Cameron advised them to contact the county.

5. Elections: Greg Smith

A. Board Members: Greg pointed out that 3 elections are necessary. Jim Ver Meer indicated a full board plus committee help is necessary and expressed hesitation to consider nomination without more member involvement. Jim asked reasons for hesitation to serve and some noted the time commitment appeared daunting. Aaron Horn indicated willingness but pointed out he and his wife Jennifer had only lived here a few months. He was encouraged by others to serve and was nominated. Motion made, seconded, and passed by vote of raised hands to elect Aaron Horn and Cameron Garner to 3 year terms and Jim Ver Meer to a 2 year term. Martin Doyle volunteered to help with water meter readings.

B. ACC position- Greg noted the need to elect one 3 year term and that Larry Wood has volunteered. Cameron gave his background (not present). Moved, seconded, passed by vote of raised hands to elect Larry Wood to a 3 year term.

6. Continuing Business:

A. Filing 3: Jim Ver Meer reported that the developer, Doug Barber, is building a neighborhood very much like our Filings 1 & 2. He isn't interested in limiting votes for undeveloped lots to avoid a developer overload on a merged HOA. Some members expressed their concern in allowing him any more votes. Jim reported, and discussion indicated agreement, that the developer is free to build what he wants and there isn't likely any action for us to consider at this point. Concerns expressed with water flowing South from Filing 3 into our ditches and pond.

B. Homeowner Education: Jim Ver Meer referenced earlier discussions on bylaws, amendments, and other principles.

7. New Business

A. A member researched solar lights (motion activated) at each mailbox and indicated \$300-400 would be feasible. No action requested or taken.

B. Member Discussion: No new business, though a recommendation by membership was made to show a line item to fund reserves to make it a priority, rather than doing it based on possible net income.

C. New members were welcomed and 7 were present.

8. Drawing for Door prize:

The Avengers on Lot 47 were present and won the drawing for a free year of trash service.

9. Meeting was adjourned by Greg Smith at 9:10 PM.

Submitted by,

Jim Ver Meer

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.