



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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MINUTES

**Third Annual Membership Meeting September 29, 2005
7:00 p.m. at the Black Forest Community Club Log Building
just north of Shoup Road on Black Forest Road, Colo. Spgs., CO. 80908**

1. Call to order, welcome and introductions.
 - * Meeting notice was properly mailed out at least fifteen days prior to the meeting.
 - * Confirmation of quorum by attendance and proxy. See attached attendance roster for those present. Votes represented were 60 of 119, or 50.4% of all lots.
2. The minutes of the 2004 annual meeting were approved as submitted.
3. The financial statements were presented, as well as the draft budget for 2006. There was discussion regarding the legal line item (\$4,000). The legal fees are budgeted for legal work in acquisition of replacement water rights for the augmentation plan, as the Cherokee Metropolitan District has indicated that it may discontinue releases for the HPA in the future. Also, some money is budgeted in case the Board needs assistance with legal review of its proposed policy manual to be created pursuant to S.B. 100.
4. Election of Directors:
 - A. Jim Morin was presented with a gift certificate as a token of appreciation for his three years of service on the Board of Directors (his term expires 12/31/05).
 - B. Explanation of Association structure, and duties of Directors.
 - C. Request for nominations/volunteers for one director for a 1, 2 and 3 year terms. Five people volunteered, and an interim motion was made and approved to expand the Board of Directors to five members from three. The candidates gave a brief explanation of who they are and why they want the office. Nobody wanted secret ballot voting, and all were elected by unanimous acclaim. The new Directors are Jim Morin, Doug Barber, Marge Shuger, Jeff Irwin, and Steve Mohan. [Note: The new Directors subsequently voted to establish the following officers for 2006: Doug Barber, President; Jim Morin, Vice-President; Marge Shuger, Secretary/Treasurer; Jeff Irwin and Steve Mohan, Directors.]
 - D. Motion was made and approved to destroy ballots and proxies (purpose is to save filing a bunch of paper).
5. New business

A. Meter readings due October 31, December 1, and February 28/29. Doug Barber will be making personal visits to each house to inspect meter operation and read the meters this year.

B. Senate Bill 100 was discussed, especially with regard to the policies that the Board of Directors will need to establish to implement the law in the HPA. Those present were directed to ortenhindman.com as a website where significant information about S.B. 100 can be found.

C. Community trash service as part of HPA dues was discussed. Following is the summary of the three bidders that responded to the request for proposal:

Company	Service	Cost Per Month
U.S. Waste (Jamie 492-3618)	1 day a week, 1-96 gallon poly cart plus two bags, bi-weekly recycling pickup for those who want to. Will not beat people up over extra stuff during move-in. Bulky items extra charge.	\$8.50 + \$2 for recycling for those who want it + 5% fuel surcharge
Waste Management (491-3588 Tricia)	1 day a week, 1-96 gallon poly cart, free bi-weekly recycling pickup for those who want to. Extra bags are not a problem unless people are abusing the service. Bulky items extra charge.	1-year contract. \$7.50 per house per month, plus fuel surcharge (est. \$8 total).
Bestway Disposal (Dean 633-8709)	1 day a week, 1-96 gallon poly cart, plus up to three bags. Will accept move-in trash at no extra charge during first four weeks. Bulky items extra charge.	\$12.50/per house per month including weekly recycling and fuel surcharges.

It appears that there would need to be some increase in the dues in order to provide trash collection as a dues-paid service. A motion was made and approved for the Board of Directors to prepare a proposal for trash collection (preferably on Mondays) as a dues-paid service of the HPA, and present it to the membership for a vote.

D. There was a discussion about covenant violations, including outside uses of water (water features in landscaping, pools, etc.), dogs in trash, aggressive dogs, outbuilding size, and outside vehicle parking. Dogs running loose has been a continuing issue. Owners who allows their dogs to run are being rude to their neighbors, and are violating the covenants. If their invisible fence does not work, they need to tie up the animals, or fence them in an ACC-approved fence. The concept of, and need for a covenant enforcement committee was discussed. The Board of Directors is empowered to establish whatever committees it feels are necessary in order to carry out its purposes. The Board will take this up as a future item of business, including dealing with such issues as committee size and composition, fine structure, procedures, etc.

E. Open space and access thereto was discussed. The two access points are Briargate Blvd right-of-way, and an easement on Lot 55, on the south side of the Forestgate Drive bridge (this access will be built by Little London in 2006). Also, the County Parks Department has the right to a 30 foot public trail through Tracts B and C, but it will not likely be built for many years, because the County has no trail easement north or south of Highland Park. The open space tracts will be deeded to the HPA shortly.

F. Discussion was held regarding the requirement to place identification tags on each individual well, as is required of each owner by their well permit. Most owners seemed unaware of this requirement, and many said their builder never provided them with a copy of the well permit, driller's completion log or pump installer's report. Owners who do not have these documents are advised to contact their builder to obtain

them, and need to provide the HPA with a copy of the permit and completion log. The Board of Directors will discuss options for handling this as an Association task, to ensure compliance with the rules.

6. Items from floor

A. Outside vehicle parking: A motion was made and approved (not unanimously) to have the Board of Directors develop a proposed covenant change to allow for some outside parking of passenger vehicles (not trailers and RVs). The covenants presently require all vehicles to be garaged. The proposed covenant change must pass by a 3/4 majority of the lots vote in order to be effective.

7. Meeting adjourned about 9:00 p.m.

Submitted by:



10/4/05

Douglas H. Barber, President

Date

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.