

HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)
General Membership Meeting
January 26, 2016

I. Call to Order

- Meeting called to order at 7:00 at “The Barn” 1691 Woodmoor Dr.
 - ❖ Members were asked to sign in and provide updated contact information.
 - ❖ Based on the following list of attendees it was determined that a quorum was present.
 - ❖ The Board, Members and guests introduced themselves and the President thanked everyone for coming.

II. Attendees

- Ron Scott, President
- Paul Pirog, Vice President
- Chris Taylor, Treasurer
- John Golden, Secretary
- KeithAnn Peevyhouse, Director-at-Large
 - Mary Scott
 - Jerry Peevyhouse
 - Rich & Linda Hansen
 - Bob Grosche
 - Ray Jahaaski
 - Gage & Mary Parrish
 - Edward Jones
 - Bob Linza
 - Joe & Celes Todd
 - Joe & Susan Berube
 - Karen Kearney
 - Tony McKenzie
 - Bud Burgstahler, Guest
 - Jim Davies, Guest

III. Old Business

- Secretary’s Review of 2015 Highlights:
 - ❖ The entryway landscaping planning was deferred until the corner lot is sold and we can coordinate landscaping planning with the new owner.
 - ❖ There were a few meetings with builders during the year to discuss plans and iron out minor discrepancies with their plans or process in meeting with the ACC. All issues were resolved and construction is under way.

- ❖ Chris Taylor, our Treasurer, had a landscaping problem that impacted the stone fence in his back yard. Chris was able to find a vendor out of Greeley that supplied him with fence sections that were a great match for our existing fence and Chris found a good contractor who installed the fence for him. The total cost was just under \$400 per section. This information not only helps the HPOA know that there is a vendor out there for our fence maintenance, but we now know the approximate cost of repairing the fence so we can update our Operating Reserve with more accurate numbers.
 - ❖ The High Pines Owners Association, Inc. Meeting Minutes from January 18, 2015 were distributed to the attending Members for review and approval. There were no questions so the President asked for a motion to approve. Bob Grosche moved and Bob Linza seconded the motion. The motion was unanimously approved.
- Chris Taylor - Treasurer's Report
- ❖ The Balance Sheet at 12/31/2015 showed that we have \$58,847 in cash and another \$1,422 in receivables, most of which have subsequently been received, putting us in a very good cash position. \$23,758 of the cash is restricted for the Operating Reserve, which appears to be sufficient at this time. There are no outstanding liabilities on the Balance Sheet, so all of the \$60,269 in assets are considered Equity of the HPOA.
 - ❖ The Income Statement for 2015 shows that Revenue for the year was \$939 ahead of Budget due to increased fees plus a little additional interest income. On the Expense side, mowing costs were \$325 higher than budget due to the amount of rain we experienced last spring; we spent \$1,000 with Go Daddy to develop the website that wasn't budgeted, but we didn't spend the \$2,000 budgeted for the entryway planning. Therefore, total expenses were below budget by \$1,856 and the annual surplus was \$8,870 compared to a budget of \$6,075, a positive variance of \$2,795.
 - ❖ The 2016 Budget Shows Annual Dues at \$9,920, down \$2,480 from 2015 as a result of the \$40 reduction in dues per owner. Other fees and interest remained the same as 2015. The normal operating expenses are the same as 2015 with the exception of Office Supplies which went up by \$380 to cover the additional cost of servicing the new website. The one-time items that are budgeted for 2016 are: \$600 to update the Reserve Study and the \$2,000 for preparing a landscaping plan for the entryway. Total budgeted revenues are \$10,845.00 and budgeted expenses are \$7,980.00 for a surplus of \$2,865. Bob Linza moved approval of the budget, Jerry Peevyhouse seconded it and the budget was approved by unanimous vote.

IV. Board Member and Committee Chair Presentations

➤ Chris Taylor – New Website

- ❖ The new website can be accessed at www.myhpoa.co or at www.myhpoa.org. The website was developed by Go Daddy with Chris providing the direction and historical information. When the website is fully implemented the HPOA will be able to bill and collect dues – with direct deposit into the HPOA checking account; perform email blasts, provide historical documents to the members – minutes, tax returns, etc. This website is the cornerstone for the plan that Chris has to automate the majority of the accounting and office functions of the HPOA. This will make the Treasurer’s job much more efficient going forward.

➤ Ron Scott – Update on Property Issues & Development

- ❖ We are trying to work out an arrangement with the High Pines Patio Homes Association (HPPHA) that will help both organizations. HPOA (us) has the responsibility to maintain the Large Detention Pond that is on HPPHA’s property. HPPHA has the responsibility to maintain the stone fence along Piney Hill Point Road, some of which runs behind Dark Pine. If either HOA doesn’t perform their maintenance, the homeowners in the other HOA suffers. This doesn’t make sense.

PROPOSAL: High Pines Patio Homes Association take possession, liability and maintenance of Tract A (the large detention pond); High Pines Owners Association (HPOA) take responsibility for liability and maintenance of the portion of the concrete fence along Piney Hill Point Road that runs behind the property owners on Dark Pine. Funds have already been placed in reserve for the fence section and liability insurance cost will be less than we are currently paying. Once we have reached agreement on this proposal another reserve study should be performed.

- ❖ We have three houses under development at this time. Lots 61 and 63 on Kenneth Lainer Drive are the corner house as you come into the development and two lots down from there on the other side of “Moose House” owned by the Jahaaski’s. Both are spec houses with the corner lot starting later than the other but will finish earlier. That development/construction team is very much on top of things at the corner lot compared to the other one. Lot 59 is the second lot past Duberry Way going south on High Pines Drive. This lot goes up the hill all the way to Greenland Forest Drive. The owner of this lot, Masterbuilt Homes, is going to build the entrance and the home at the top of the hill off of Greenland Forest Drive where the land is flatter rather than on the side of the hill near High Pines Drive. In order to come in from the top, they had to get permission from the county to cross the county’s easement along Greenland Forest Drive. The County gave their permission and re-platted lots 59 and 55 into a separate subdivision to allow access to Greenland Forest Drive. The Board has reviewed

the new plat and it does show that the re-platted lots are still included in High Pines Subdivision and the builder is still subject to our construction guidelines.

V. **New Business**

- ❖ Complaints – there have been three complaints this year. Two have been resolved and the complaint regarding runoff in front of their house should be resolved by this spring.
- ❖ NEPCO represents the HOA's of northern El Paso County and has bi-monthly meetings that can be attended by any member of the HOA. Information can be obtained from their website at www.nepco.org. It was brought up at a recent meeting that the TriLakes Comprehensive Plan is being updated from the 2000 version. This would be a good opportunity to change the responsibility for the detention ponds and Piney Hill Point Road to county maintenance from HOA maintenance. At this point, we think we are the only HOA responsible for detention ponds in El Paso County. NEPCO also reviewed the Major Transportation Corridor Plan that indicates a plan to bring light rail from Denver down I-25 to Colorado Springs, with a stop at County Line Road. Clearly, this is in the future – sometime in the 2020's.
- ❖ Meeting with our Legislators – will be held at The Classical Academy on January 30, 2016. Some of the Legislators attending will be Terri Carver, Paul Lundeen, and Kent Lambert. It was also mentioned that Paul Lundeen will be sponsoring a bill to restrict building methadone clinics in urban areas on January 27, 2016 in the Colorado House of Representatives.
- ❖ There was a suggestion that we move the Annual Meeting to a Saturday rather than the middle of the week in the evening. Ron Scott said that we might use the new website to perform a survey of the owners and that the Board would share the results with the owners in making plans for next year's meeting.

VI. **Election of Officers/Directors**

- ❖ Ron Scott reviewed the Bylaws regarding the Officers and Directors. The HOA must have between four (4) and six (6) Directors who fill the four (4) Officer positions: President; Vice President; Secretary, and Treasurer. The Secretary and Treasurer may be the same person.
- ❖ The Proposed Slate of Officers:
 - Paul Pirog, President
 - KeithAnn Peevyhouse, Vice-President
 - Chris Taylor, Secretary and Treasurer
 - Richard Hansen, Director-at-large
 - Ron Scott transitions to Ex Officio Director

Bob Linza moved approval of the slate, Bob Grosche seconded the motion. Motion approved unanimously.

VII. Closing Remarks of New President

- ❖ Paul Pirog noted that we had a nice turnout tonight and wanted to thank all of the owners for coming to the meeting and thanked all of the Directors for the good work done over the last year.
- ❖ Paul adjourned the meeting at 8:45 PM.

Minutes prepared by:
Chris Taylor, Secretary