

HPHOA BoD Meeting Agenda 2Q2014

Date	July 21, 2014
Location	Ray Jahaaski's House
Commence	6:30 PM
Present	Ray Jahaaski, Ron Scott, Chris Taylor, John Golden and Joe Berube
Adjourn	8:30 PM
1Q Action Items	
Piney Hill Point	Ray has attempted to set up a meeting with El Paso County, but has been unsuccessful at this point. He will continue to try to get the meeting set up to get shift responsibility for Piney Hill Point, detention ponds and strip mowing for Tracts A & B to HPPHA.
Insurance	Chris and Ray reported that they met with the insurance agent who indicated that by state law, Boards of HOAs have immunity from lawsuits but that we should have D&O insurance never the less. In addition to covering the BoD, this insurance covers the legal costs involved in a lawsuit. We have adequate coverage for commercial liability but need to make sure we get workers compensation certificates from any vendors we hire to do work for the Association. Property and Casualty coverage at \$50,000 was deemed adequate. Workers Compensation coverage is unneeded since we have no employees. Ron Scott is the keeper of the 20145-15 HOA policies.
Agenda Approved	All suggested agenda items were included.
Previous Minutes	Chris moved and Ron seconded that the minutes that were previously circulated be approved. The vote was unanimous.
Treasurer's Report	Chris provided a brief overview of our finances. Cash in the bank is just over \$53K which is an increase of about \$17K over the 12/31/2013 balance. \$14,760 of this is planned for the Reserve requirement and \$2,700 is due to collections on liens. At this point, the HOA has no liens on the books. We also picked up some additional funds from the sale of lots this year. We are <u>currently</u> ahead of budget by about \$3,800.
Lien Releases	There was a discussion regarding the cost of placing liens on property and whether we have received payment for the total cost that we incurred. Since all of the liens we had on file were placed by Carrie's management, we don't know for sure, but it is unlikely. Going forward, any liens placed on property will include all costs associated with the lien (dues, mowing, legal, filing fees, etc.).
Potential New Const.	Mike Mitchell plans to build a new home either between Ray and Chris or on the SE corner of Plowman and Kenneth Lainer. He provided his plans to Ray on July 19 who passed them on to the ACC on July 20 for approval prior to negotiating with the owners. Assuming he gets approval, he will build on which ever site works out the best for him.
Mowing Schedule	We will be changing mowing vendors. The previous vendor is overwhelmed with work and doesn't have time to handle our needs. We will have a new vendor next year who will cut on, or about, June 15. There will be a second cutting if needed.

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Wells House Mowing	Joe has arranged for Grass Masters to mow on Wednesday, July 30. They will also pull weeds near the entrance to High Pines.
Covenants vs Rules	Covenants are official and filed with the County. Rules are still official, but they are approved by the Board and the Members and not filed with the County. If rules need to be adjusted, it is up to the HOA to make the necessary changes. The Board is establishing rules for recreational vehicles, fences and other issues that are not in the bylaws or covenants. New Rules will be submitted for voters approval at the 2015 HOA Annual Meeting
NEPCO Summary	Leonard Rijas, attorney, spoke about the HOA Czar at the state is considering charging people who belong to an HOA \$15 to pay for the cost of overseeing HOAs. There doesn't seem to be a limit on what he can charge if this is approved. Ron also indicated that some of the HOAs in the state have qualified as "Districts" which gives them the power to tax their members, as well as other powers.
Road Tarring	Ray has sent a couple of letters to El Paso County, the most recent on July 11, asking that the cracks in the roads be tarred to prevent further damage. No answer so far, but Ray will make a phone call to try and get things moving.
Fence Maintenance	Ray contacted many vendors to repair and maintain the fence. Only two returned the call, but none of them are interested in repairing the fence. Our style of fence isn't made anymore and no one wants to be involved with them. We must find a solution to this dilemma before the fence deteriorates further even if we have to find an experienced fence person and we use volunteers to do the labor.
High Pines Entry	Since the county is working on the road, it was decided to pull out the old designs and bids for the entry and have the vendors update their bids with current prices.
2014 Picnic	The Board felt that it was so late in the season already that it was impractical to have a picnic this year.
2015 Annual Meeting	The annual meeting will be held on Monday, January 26 assuming that Ray can arrange that date with The Barn. Ray requested that the Board appropriate \$300 for food and beverages at the meeting. Ray is hoping that this will bring in more people to the meeting and the Board approved the request and we will see how things turn out. The request was approved 3 to 1 with Chris voting against based on the fact that the current budget was approved at \$200 and the proposal was for \$300.
2015 Officer Slate	Ray asked Ron to take the lead on putting together the slate for next year.
Upcoming Meetings	Next Board Meeting will be at 6:30 PM on Monday, October 27 at Ray Jahaaski's house.