

**HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)**  
**Annual Membership Meeting**  
**January 16, 2018**

**Call to Order**

Meeting called to order at 6:33 pm by Vice-President, Rich Hansen, at "Woodmoor Barn" 1691 Woodmoor Drive. (Noted: President, KeithAnn Peevyhouse, agreed to take Minutes for the meeting in the absence of the Secretary.)

Members were asked to sign in and provide updated e-mail addresses.  
Based on the following list of attendees it was determined that a quorum was present.  
The new home owners were asked to introduce themselves.

**Attendees**

Keithann Peevyhouse, President  
Rich Hansen, Vice President  
Chris Taylor, Secretary/Treasurer  
Daniel Teague, Director-at -Large

Ron & Mary Scott  
Jerry Peevyhouse  
Jim Hadley  
Joe & Susan Berube  
Mike Mitchell  
Mark & Timmerly Bullman  
Bill & Danna Segeil  
Joe Todd  
Ronda Ashley, Guest Speaker

**Presentation by Guest**

Rich Hansen introduced Guest Speaker, Ronda Ashley, CPCU, and Vice President of Central Bankcorp Insurance. Ronda is the current insurance agent for High Pines Owners Association. Ronda gave an overview of insurance coverage events from our State in 2017 reviewing some general catastrophic claims, especially hail damage claims which were reported as the highest claims in the State for 2017. She gave update on each area covered by the insurance policy. She spent time explaining our liability coverage. In closing, she entertained questions regarding HPOA coverage and coverage in general. Rich Hansen, thanked Ronda for her presentation. She provided business cards with contact information for anyone who had any further questions.

## **Minutes**

Minutes from the 2017 Annual Meeting were presented to the members in printed format as they entered the meeting, and on the slide presentation. Motion by Chris Taylor to approve the Minutes as presented, seconded by Ron Scott. Motion carried.

## **Treasurer's Report**

The HPOA December 2017 Balance Sheet, 2017 Income Statement, HPOA Checking Account Balance as of December 2017, and the 2018 Annual Budget were presented as slides. Chris Taylor, Treasurer, noted that these documents were sent to each member by e-mail with the Annual Meeting Notice.

Chris gave an insurance update on the cost for HPOA insurance this year and noted that the cost was lower this year than last year. He reviewed each of the areas covered by the insurance and noted that insurance is our largest expense in the Budget. He noted other areas of the budget such as mowing expense and exactly what the HPOA mowed each year. Chris noted the new landscaping at the entrance on High Pines Drive which was completed in 2017.

Chris reviewed a new budget expense approved by the Board last month, bookkeeping fees. Chris informed the members that HPOA will contract with a bookkeeping service to do day to day bookkeeping tasks for HPOA. Chris also reported that our Homeowner's Fees for 2018 were reduced to \$100. Motion by Jerry Peevyhouse to approve the 2018 Budget, seconded by Daniel Teague, motion carried.

Chris reported that we have over \$50,000 in HPOA Bank Account with \$24,000 in reserve. Chris reported that HPOA is now built out, therefore income from properties will now be from sales or remodels requiring review.

Rich Hansen thanked Chris for all of his work both this year and in the past. Rich said HPOA owes a debt of gratitude to Chris and recalled the number of hours volunteered by Chris to keep our records transparent in good order.

## **Web Site**

KeithAnn Peevyhouse reported that Paul Pirog has volunteered to maintain our current web site with current information. She added that we owe Paul a huge thank you for the time he has already spent on previous updates as well as volunteering to keep us up to date.

## **2017 Highlights**

Chris Taylor and Daniel Teague reported on the completed landscaping at the entrance to High Pines Drive, the cost and County requirements.

NEPCO – Rich Hansen reminded the members of the benefits of membership in this organization, especially as it related to widening of I-25 north to Denver.

Property Improvement Form – KeithAnn reminded members of the new property improvement form which may be submitted before remodels or landscaping requiring approval of the ACC. The Board will work to see that the form is made available on the HPOA web site.

## **New Business**

Open Complaints – several items were pointed out by members at the meeting including, potential issues with trailers and fencing. The Board agreed to take the individual issues into consideration and, where appropriate, help to resolve the complaints.

KeithAnn Peevyhouse reported that most of the complaints this past year were related to noise issues and the private road abutting our properties. KeithAnn told the members that we have a good working relationship with our sister HOA, High Pines Patio Homes Association, and that they are currently working on the private road situation. KeithAnn asked the members in the meantime to be respectful of the private road posting and drive accordingly.

Chris Taylor raised a question to the members: In light of the fact the HPOA is built out, and we have fewer issues with fees, etc., does it make sense to reduce the size of the Board to simplify the operations? Members pointed out that the size of the Board was dictated by the Articles of Incorporation. Suggestions were made about potentially combining a couple of Board positions if it makes sense. It was also noted that given the difficulty to get members to volunteer, perhaps we want to leave the Board membership as is. The Board agreed to take up the issue for review and consideration.

## **Election of New Officers/Directors**

Rich Hansen presented the list of officers/directors for 2018 as follows:

President – Rich Hansen  
Vice President – Daniel Teague  
Secretary – Mike Mitchell  
Treasurer – Chris Taylor  
Director-at-Large – Scott Parks  
Ex Officio Director – KeithAnn Peevyhouse

Motion by Ron Scott to approve the proposed list of officers for 2018, seconded by Jim Hadley.  
Motion carried.

## **Adjournment**

KeithAnn Peevyhouse thanked all of the members present for their attendance and participation in the meeting. She also thanked the Board for their hard work and diligence not only for this past year, but those serving for many previous years. KeithAnn encouraged members to participate in upcoming Board meetings and encouraged members to contact the new Board with any questions or concerns.

Newly elected president, Rich Hansen, adjourned the meeting at 8:05.