

HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)

General Membership Meeting

January 28, 2015

I. Call to Order

- Meeting called to order at 6:30 at "The Barn" 1691 Woodmoor Drive
 - ❖ 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.

II. Attendees

- Ray Jahaaski, President
- Ron Scott, Vice President
- Chris Taylor, Treasurer
- John Golden, Secretary
 - Holly Taylor
 - Debbi Jahaaski
 - Sue Golden
 - Pat Walter
 - Paul Pirog
 - Jim Hadley
 - Jerry & KeithAnn Peevyhouse
 - Bob Groschen
 - Joe & Celes Todd
 - Dion & Karen Kearney
 - Joe & Susan Berube
- Guests Representing HPPHA
 - Jim Davies
 - Dave & Barb Betzler

III. Old Business

- Secretary's Review of 2014 Highlights:
 - ❖ The ACC recommended at last year's meeting that the HPOA institute some official rules that would clearly identify the major property construction requirements as well as maintenance and usage responsibilities of the members. These rules would provide guidance to the ACC in the enforcement of their responsibilities. This was taken under advisement by the BoD and there will be a proposal on these rules later in the meeting.
 - ❖ The BoD spent significant amounts of time researching the Piney Hill Point after receiving Michael W. Murray's letter from the patio home association last year. Not only did the patio home association want to take responsibility for the road and keep it private, but it turns out that the road and adjacent land was deeded to them back in 2005. There will be a full report on this later in the meeting.

- ❖ The deeding of the land to the patio home association changes many of the assumptions that went into the Reserve Study. Since Piney Hill Point was the largest cost in the study and the stone fence, including the part that runs along Piney Hill Point, is the second highest cost, the BoD has determined that the Reserve Study needed to be reevaluated and recalculated. There will be a report on this later in the meeting as well.
 - ❖ As you all have been notified by Chris Taylor's letter earlier in the month, the Dues for 2015 have been reduced to \$200. The reasoning for this will be included in Chris's Treasurer's Report.
- President's Review of Old Business:
- ❖ Ray attended a NEPCO meeting where Andre Bracken of El Paso County indicated that:
 - County Line Road probably won't be completed until May, 2015
 - Governor Hickenlooper will be pushing legislation to complete the I25 expansion from 2 to 3 lanes from Monument to Castle Rock.
 - ❖ Chris & Ray met with our insurance carrier to ensure that our coverage was adequate and cost effective, which it was. Ron Scott is in possession of our policies.
 - ❖ Ray met with Jim Davies of the patio home association to determine if there was an agreement between the two associations and if changes needed to be made considering the deeding of Piney Hill Point. Jim indicated that he was still trying to locate a copy of the agreement.
 - ❖ Ray met with some of the previous Presidents of the HPOA to try and gather all of the pertinent information regarding the Piney Hill Point and Parcel B transactions for our files.

IV. **Board Member and Committee Chair Presentations**

- Bob Linza – 2014 Architectural Control Committee
- ❖ Bob indicated that every new house has its plans reviewed for at least two weeks, to include the ACC, builder, neighbors, etc. The committee does an excellent job and the ACC recommended two new houses be approved by the BoD this year (on lots 45 & 53) and they were both unanimously approved by the BoD.
- Ray Jahaaski – President
- ❖ Ray gave an overview of NEPCO
 - There are 34 HOAs and 7100 homes represented by NEPCO
 - Annual dues are based on size – we pay \$25 annually.
 - They make the HOAs aware of what is happening to HOAs statewide as well as complaints, issues and developments within HOAs.
 - They also bring in speakers who interact with HOAs such as attorneys, law enforcement, the assessor, the county, etc.

- One of the sore subjects this year was the demise of Gleneagle Golf Course and its effect on the homeowners and HOA.
- Chris Taylor – Treasurer’s Report
 - ❖ Chris reviewed the financial impact of deeding Piney Hill Point and the adjacent land to High Pines Patio Home Association, Inc. on the Reserve Study. When the study was completed we, and the engineering team who did the study, were unaware of the deed to HPPHA so all of the land was included under our study. Since we can now exclude all of Piney Hill Point and all but 400 feet of the stone fence, the amount we need to put in reserve has been decreased significantly at December 31, 2014 from well over \$80,000 in 2014 to \$23,758.
 - ❖ Chris reviewed the Balance Sheets from 2009 through 2014 with emphasis on the growth in cash from \$6,125 in 2009 to \$50,828 in 2014. Previously, this would have been insufficient to cover our Reserve, but is more than sufficient now. It also is sufficient to cover the Entry Way Project if approved by the Owners.
 - ❖ Chris then reviewed the 2014 financial results which shows revenue of \$16,772 less expenses of \$3,964 for a surplus for the year of \$12,758. For the last three years the revenues have been between \$14.9K and \$16.7K while expenses have decreased from \$7K to \$4K per year. This has helped to increase our cash on the balance sheet.
 - ❖ Now that our cash position is sufficient to handle future capital requirements, it was decided by the BoD to reduce dues in 2015 to \$200 per Owner and this is reflected in the Budgeted revenue of \$13,325. The ordinary expenses for 2015 are \$5,250. This reflects an additional \$750 for legal fees for clearing up the legal and agreement issues between the two HOAs and additional funds to mow the grass twice should that be necessary. In addition, there is a \$2,000 provision for an Entry Way Design Team should that be approved by the Owners.
 - ❖ Ray called for a vote to approve the 2015 Budget; Dion Kearney made the motion and Paul Pirog seconded it; the vote was unanimous.
 - ❖ All previous liens have been paid and released and we do not have any liens against property owners at this time.
- Ron Scott – Vice President
 - ❖ Ron brought up the three new Rules that we wanted to implement regarding home ownership that would be enforced by the ACC:
 - Recreation Vehicles may be parked no more than seventy two (72) hours at a time for loading, unloading, delivery or emergencies no more than six (6) times per year.
 - Outbuildings must match the exterior of the house and be approved by the ACC.
 - Fences are to be two to three split rails no more than fifty two inches high and may be lined with mesh wire to keep pets in (chicken wire not allowed).
 - ❖ After much discussion and an agreement between the owners and the BoD all three proposed rules were approved with the proviso that the BoD ensure that when the

rules were finalized that there would be no conflict between the Rules and the Bylaws.

- ❖ Ron and Ray then brought up the proposed process for approving the Entry Way project, to include a Design Team with members from the BoD and the Owners to develop a design and bring it back to a future Owners Meeting later in the year. It was brought up by an owner that there is a legal issue with the corner lot at High Pines and Kenneth Lainer. The fence appears to be sitting on their land. It was decided to defer a vote on this proposal until the legal question has been resolved and the County Line Road project was completed.
- Ray Jahaaski – President
 - ❖ Ray and Jim Davies of the HPPHA discussed past agreements regarding the responsibilities of the two HOAs. It turns out that Jim cannot find a written agreement on this subject. Given the recent news that the Parcel B was deeded to HPPHA, it will probably require a survey to determine who owns the fence adjacent to Piney Hill Point. We would then be able to negotiate an agreement between the two HOAs and ensure a correct calculation of future reserve funding.
- Ray Jahaaski – President
 - ❖ Slate of Officers – The following slate of Officers was proposed for 2015:
 - President – Ron Scott
 - Vice President – Paul Pirog
 - Treasurer – Chris Taylor
 - Secretary – John Golden
 - *Member at Large – KeithAnn Peevyhouse

*New position recommended for this year (in accordance with by-laws).

No other nominations were made. A move was made to accept the slate as indicated. The move was seconded and the new BoD was elected as shown.
- Ron Scott – Newly Elected President
 - ❖ Ron thanked Ray Jahaaski and the Board for all their hard work during the year. Ron has been in High Pines for ten years and believes that the Board has learned from the history during all this time and especially since the manager change. We are still working through the issues with HPPHA and will need to come up with an agreement once the boundary issues are cleared up and he plans to be transparent with the Owners as we work through this and other issues in the coming year.
 - ❖ Ron adjourned the Meeting at 8:45.

Minutes prepared by:

John Golden, Secretary