

Meeting Minutes for High Pines Owner's Association (HPOA)

Board of Directors (BOD) Meeting

Date: September 16, 2025

Time/Location: After the Special Meeting of Members at the Monument Library

Members Present:

- Jim Sittner, President
- Steve Ingersol, Vice President
- Jeremy McIntire, Treasurer
- Christie Beverly, Secretary
- Sara Kershaw, Member-at-Large

Members Absent:

- Rich Hansen, Ex Officio/ACC (dental emergency)

Call to Order

Jim called the meeting to order at 6:08 pm. We have a quorum.

Secretary's Report

- *Approval of Meeting Minutes:* No edits to last month's minutes. Christie motioned to approve, Jeremy seconded. All in favor. **Approved.**

Treasurer's Report

- Nothing to report.

Vice President's Report

- See old business.

Ex-Officio and ACC Report

- Nothing to report.

Member at Large Report

- Website update: will show us later.

President's Report

- *Select 2 members for nominating committee:* Jim has asked Paul Pirog and Mary Scott to be on the nominating committee. The nominating committee also oversees the votes. Four positions on the BOD are open for annual election: VP, Treasurer, Secretary, and Member-at-Large. If a director chooses to retain their position for another year, they still must stand for election annually. The VP election is for a 3-year term, and the Ex Officio is, by definition, not elected annually.

- *Review and approve revisions to Governing Documents:*
 - Electronic Voting: Vote at the Special Meeting prior to this meeting passed – Yea: 29, Nay: 1. The 2012 Bylaws will be amended to include electronic voting.
 - Change the Proposed Maximum Assessment (see Section 4.4a of August 28th Covenants Draft from \$400.00 back to the original \$300.00): Board members vote unanimously to change it back to \$300 and strike the phrase "has increased to \$788.15 as of July 1, 2024." This was due to the increased amount being a sticking point among members. Although we don't intend to increase dues, members were not comfortable voting for the increase, and the \$788.15 clause was causing confusion.
 - Lower Future Changes to Declaration Voting Threshold from 67% to 60%: Tabled until completion of canvass of members.
- *Timetable to Canvass Members:* Approximately two to three weeks (Sept 17-30).
- *Timetable for next Meeting with Members regarding Governing Documents:* When we send final copies, will also need to send notification of final meeting for voting.

Old & Continuing Business

- *Status of Concrete Fence Ownership & Responsibility:* Steve provided update since last meeting. The concrete fence along Piney Hills Point is fully owned by the patio homes and is now insured by the patio homes. HPOA homeowners along the fence line will have to negotiate with the patio homes HOA for fence maintenance along their property.

Date of next meeting is **Thursday, October 23** at 6:30 pm at Jim Sittner's house.

Sara motioned to adjourn. Jeremy seconded. BOD meeting adjourned at 6:45 pm.

Meeting minutes prepared by Christie Beverly, HPOA Secretary