

High Pines Owners Association (HPOA) Ad Hoc Board Meeting

November 14, 2024

5:50 PM Meeting on Microsoft Teams

Members present:

Barbara Preslier

Dion Kearney

Jeremy McIntire

Rich Hansen

Jim Sittner

Absent—Joe Todd, Bob Linza

Meeting:

Dion made a motion to begin meeting. Jim seconded it.

1. Treasurer report by Jeremy:

Detention project is done.

We need to build back our reserves. The previous amount needed came from a 2017 study.

Balance is 25K in reserve, 8K we've spent. Our reserves are about \$18. Need to bring those up.

How quickly do we want to bring the reserves up?

Perhaps just raise the rates slightly and let it build up over time.

Jim - raise the reserves to what amount?

\$175 was recommended to get us there. This will be an increase from \$100.

Jan 1 dues go out. It doesn't have to be approved by the homeowners.

Jim makes a motion to raise to \$175. **All approve.**

2. Barb - brought up idea of joining the Woodmoor Home Owners.

Jim will look into it. Their dues are \$275. The main advantage of law enforcement if we go with Woodmoor.

3. Short-Term Rental* house on Melanie Lane (*Note: legal differences between "rental" and "short-term rental"):

Home can be rented, but can a business be run out of it? One weekend, a yoga business was held there.

Jim - need new conditions on rentals, who can rent and what they can use the rental it for.

This will require researching county laws and our bylaws. We need to have something in the bylaws that's clear to fine the homeowner or we may be acting illegally.

Jim—could cost 20K to change Bylaws He has rentals. He can check those bylaws and see how they are written, We should have the bylaws changed if there is nothing in them. There may be something in the county regulations that will help us. We need to go by county laws. We will also look at Woodmoor's bylaws.

Dion—we need to be able to point to what we are acting on to begin a legal action. The street parking laws are due to fire trucks not able to pass. We can ask the county if there are other rules. Jim—we need approval of the residents.

4. Trailer parked there. Rich talked to him. Homeowner will move it when snow is gone.

5. Upcoming meetings: Palmer Lake - Dec 12 6 PM. The builders are asking to overlook the law. There is a rezoning meeting on Dec. 2 as well. There is a public meeting Nov 21 at 9 AM. The west side is what Palmer Lake is trying to annex. The east part is El Paso County.

Dion will send a copy of all the upcoming meetings.

6. New homeowners contact information. Rich will look into where title company is sending new names and phones. There are now 4 houses up for sale.

7. Annual Meeting. Rich will call the barn. We chose Jan 21st for our HOA Annual Meeting. Herb will take of door prizes—Barb will make the flyer. Flyers will be emailed first, then we will hand deliver them a few weeks before.

Note—On Jan 21st, Dion becomes president. Bob Linza can move up.

8. Next meeting. Should we have a follow-up meeting? We decided on December 11 5:30 PM at Rich's house. 1608 Plowman (corner of Kenneth Lanier).

9. Dion—shall we communicate with Steve Ingersol and assure him we're looking into the problem. We may need to send him something in writing. Rich will speak to him and draft something.

Jeremy—just sent an email to us about the houses and laws. We received them and will look them over.

Jeremy—made a motion to close the meeting.
Jim - seconded the motion.

Meeting Adjourned.

Minutes prepared by Barbara Preslier, Secretary