

HIGH PINES OWNERS' ASSOCIATION, INC. ("HPOA")
General Membership Meeting
January 29, 2014

I. Call to Order

- Meeting called to order at 7:00 PM at "The Barn" 1691 Woodmoor Dr.
 - ❖ Members were asked to sign in and provide updated contact information
 - ❖ Ray Jahaaski explained that the President, Joe Berube, was recovering from an operation and was unable to attend, so that he would be chairing the meeting.
 - ❖ Based on the following list of attendees it was determined that a quorum was present.

II. Attendees

- Ray Jahaaski, Vice President
- Chris Taylor, Treasurer
- Bonnie Sepelak, Secretary

- ◇ Debbie Jahaaski
- ◇ Susan Berube
- ◇ Ed Jones
- ◇ Bob & Christa Groschen
- ◇ Bob & Sherry McDonald
- ◇ John & Sue Golden
- ◇ Matt Beverly
- ◇ Ron & Mary Scott
- ◇ Jim Hadley
- ◇ Paul & Mary Pirog
- ◇ Scott Parks
- ◇ Tony McKenzie
- ◇ Joseph & Laurie Schiff
- ◇ Jenifer Mueller
- ◇ Keithann Peevyhouse
- ◇ Rich Hansen
- ◇ Chris Taylor
- ◇ Bob Linza

III. Board Member and Committee Chair Presentations

- Ray Jahaaski – 2013 HPOA Vice President
 - ❖ Ray gave an overview of NEPCO and the associated costs and benefits provided.

- ◇ There are 32 HOAs and 6800 homes represented by NEPCO.
- ◇ They do not do any formal lobbying for HOAs
- ◇ Our annual dues are \$25 based on the size of our HOA.
- ◇ Other HOAs pay more, or less, depending on their size.
- ◇ We get significant benefit from being in the discussions of what is happening in northern El Paso County because the county is also attending NEPCO and is providing significant information.
- ◇ We learned that the fire in Black Forest was not only a disaster for them, but that it used considerable financial resources from the County. This could have financial impacts on the rest of the county.
- ◇ We learned that the County Line road expansion is planned for this year between I25 and Furrow Road where there will be some widening, better drainage and straightening of the “S” approaching Furrow road going east.

➤ Bob Linza – 2013 Architectural Control Committee Chairman

- ❖ The 2013 Committee did a lot of research on the original Covenants and determined that they were written primarily for the construction phase of High Pines and didn’t include much language for the ongoing management of a developed HOA. Items that need more clarification or adjustment are:

- ◇ RV Parking – Time limits and overall restrictions for RV parking. A reasonable limit needs to be determined for loading/unloading and how many days in a year is reasonable. A companion issue is people visiting in an RV.
- ◇ Fencing – Are we to be limited to a 2/3 rail split fence, with wire to retain animals, if necessary?
- ◇ Outbuildings – Current covenants say “none”. Current thinking is “OK”, Provided that the building meets certain size standards and that it matches the DNA of the residence and doesn’t hinder the line of sight of their neighbors.
- ◇ Mowing/Landscaping – The HOA will continue to mow vacant properties on an “as needed” basis and charge the cost back to the landlord. There was some question regarding the mowing responsibilities between our HOA and the Patio Homes Association. This can be discussed in future conversations planned with them.
- ◇ Discussion followed regarding the process of change. If we are going to change the Covenants, people would like to review and have input prior to making the changes. If we are not changing the Covenants, but are providing new Guidelines, that is a less formal process.
- ◇ Completing these adjustments will be a priority of the BOD this year.

- Ray Jahaaski – 2013 HPOA Vice President
 - ❖ In 2013 the BOD allocated \$1,200 for a Reserve Study
 - ❖ We received the Reserve Study in Mid-September that evaluated the assets that the HOA owns that are subject to deterioration over time and for which we should establish a Reserve Fund to pay for these future expenses. The study indicated that we need to reserve funds for the perimeter fence, Piney Hill Point and for some of trees along the perimeter fence.
 - ❖ The Reserve Study came up with estimated costs of replacement over the life of these assets and the amount we should be putting aside each year. As of 2013, we should have put \$80,000 away according to the Study.
 - ❖ During the meeting, Jim Hadley brought a letter from the Vice President of the Patio Home Association that indicated that they wanted to have ownership and control over the Piney Hill Point and that they wanted to keep it private – per the attached letter.
 - ◇ This news was new to most in the room and was very well received.
 - ◇ This letter will be followed up on by the BOD who will ensure that all of the legal requirements will be completed to ensure this transfer happens as soon as possible. This will be a priority this year.
 - ❖ There was also considerable discussion regarding the perimeter fence. It is clear that if we spend a little each year to maintain the fence that we can extend the life of it and reduce the amount that is reserved for future replacement. This will be examined this year as well.
 - ❖ As to the trees, if some of them died would we actually replace them? Would we really spend \$12,000 to do this?
 - ❖ We have determined that we will not do a Reserve Study on an annual basis as suggested by the authors of this year's study. We believe that there is enough expertise within the HOA to use the information that we have and use good business principals to determine what our assets are and how we will manage them to extend the asset lives and to determine inexpensive replacement alternatives to limit the size of the Reserves that will be needed.
 - ❖ Since we are still in a holding pattern on the widening of County Line Road, the retaining wall and monument that we have discussed will still be on hold until the road improvements are completed. No contract will be signed until approval is obtained at the HPOA Annual Meeting.

- Bonnie Sepelak – 2013 HPOA Secretary
 - ❖ Bonnie reviewed the highlights from last year's minutes: 18 people attended last year's meeting, why the Manager was no longer with us, the BODs responsibilities, the 2009 law requiring the Reserve Study, How our Platt works and how it was amended in 2005 giving us responsibility for Piney Hill Road, the 2012 financial results and the 2013 budget and the election of the presented slate.
 - ❖ Bonnie made a request to make sure that all members sign in on the sign in sheet at the back of the room

- Chris Taylor – 2013 HPOA Treasurer
 - ❖ Chris presented the 2013 Balance Sheet, Exhibit A attached, indicating that as of Dec 31, 2013 the HPOA had ~36K in cash and only \$2,700 in Accounts Receivable which were reduced from the prior year due to property sales owed us money and had to be paid for the property to transfer.
 - ❖ Chris presented the 2013 operating results and the proposed 2014 Operating Budget, included as part of Exhibit A.
 - ◇ Revenues came in higher than budget due to higher fees and expenses came in under budget, primarily in the mowing and repairs and maintenance lines. The resulting net income of \$10,700 was in excess of budget by nearly \$4,000.
 - ❖ The Budget for 2014 includes an increase in dues back up to \$240 from last year's \$220. This was due to the concern over the Reserve Study results and that we might be behind on putting funds away for this contingency. The expense budget is in line with last year's expenses. The new addition to the budget is adding a line in the budget actually allocating funds to be set aside for the Reserve Requirement. This indicates that \$14,760 will be allocated to the Reserve.

- Ray Jahaaski – 2013 Vice President
 - ❖ Ray went over the circumstances around last year's weather delayed picnic and light turnout that resulted and asked if people wanted to try it again. The response was very positive so we will give it another try this year.

- Voting
 - ❖ Budget – After presentation of the budget and discussion, it was moved and seconded to approve the budget.
 - ❖ Picnic – After discussion of last year's picnic it was moved and seconded to have another picnic in 2014.
 - ❖ There was only 1 person on the slate for each HPOA BOD position. A move was made, that unless there were any additions from the floor, to accept the slate as indicated. The move was seconded and the new BOD was elected as indicated on the ballot.
 - ◇ President – Ray Jahaaski
 - ◇ Vice President – Ron Scott
 - ◇ Treasure – Chris Taylor
 - ◇ Secretary – John Golden

- The BOD would like to extend thanks and best wishes to the following people:
 - ❖ Bob Linza, Bob McDonald and Matt Beverly for all of their work on the Architectural Committee.
 - ❖ Ron Scott for volunteering to be on the BOD
 - ❖ Bonnie Sepelak for her two years as the Secretary
 - ❖ Joe Berube for his two years as VP and President and we want to wish you well in your recovery and look forward to working with you and the ACC.
- Karen Kearney and Holly Taylor for volunteering to work on the summer BBQ.

John Golden

HPOA Secretary

January 29, 2014

Ray Jashaski
High Pines Homeowners Association

Monument, Colorado 80132

**RE: *High Pines Patio Homeowners Association
Piney Hill Point (private driveway) Road Maintenance Assessment***

Mr. Jashaski:

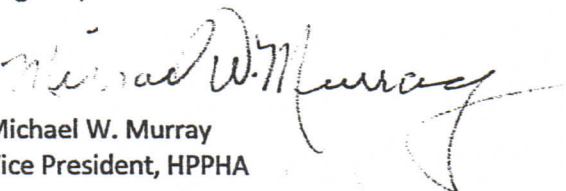
Pursuant to a request from the High Pines Homeowners' Association (HPPHA) made to Carrie Johnson, Business Manager for the High Pines Patio Homeowners Association (HPPHA), the following information is provided regarding the road maintenance of Piney Hill Point. I am the Vice President of the HPPHA and a patio homeowner of the property commonly known as 1656 Piney Hill Point. I have personal knowledge of facts set forth herein.

Piney Hill Point is maintained with funds assessed on the patio homeowners that reside on Piney Hill Point. Included in this assessment, is Air Academy Bank as the owner of the vacant lots also located on Piney Hill Point. These assessed funds collected for the maintenance of Piney Hill Point are maintained in an account maintained with Vector Bank.

HPPHA homeowners located on High Pines Drive are not subject to the Piney Hill Point road maintenance assessment.

Please contact either Carrie Johnson or me if you have further questions regarding this matter.

Regards,


Michael W. Murray
Vice President, HPPHA

Cc: Carrie Johnson
 Jim Davies, Pres. HPPHA