

HPOA Board of Director's Meeting Minutes (December 6, 2016):

Attendance—Paul Pirog (Pres), KeithAnn Peevyhouse (VPres), Chris Taylor (Sect/Treas), Rich Hansen (Director At-Large), Ron Scott (Ex Officio). Location: 1442 Dark Pine Ct.

1. Welcome – Paul
2. Minutes from October BOD Meeting – Paul. Reviewed the draft of the minutes. Minutes adopted 5-0. To be posted on the website by Chris.
3. Treasurer's Update (money, website, outsourcing billing) – Chris. Expenditures and income on track with budget; new board management tool demonstrated by Chris and accounting software capabilities discussed; website working as planned and updates sent to administrator for upload; Chris to arrange for reserve study update given new information in para 4 below. In accordance with the covenants, we will no longer charge for capital contributions or home transfer fees starting January 1, 2017. Annual assessment recommended to be reduced to \$120 per lot given healthy financial situation and adoption of cost savings software for accounting and board management—amount pending vote at Annual Meeting.
4. Latest Issues with High Pines Patio Home Owners Association --HPPHOA (property maintenance, site development, use of private road) – Ron/Paul. The BOD has attempted numerous times to engage with the HPPHOA in resolving responsibility for detention pond maintenance, the fence along Piney Hill Pt road, and maintenance of the tract between the fence and that road—and received little response. Given the history of this property along with legal documents available, it seems apparent that the HPPHOA owns all of this property. Since the El Paso County tax assessor's records on Tract A (which includes the detention pond) was never updated to be in conformance with these facts, we plan to issue a quitclaim deed to the HPPHOA for Tract A. As a result, we will no longer maintain reserve funding for the detention pond; will no longer insure the fence along Piney Hill Point road; and will no longer cut the detention pond grass or the grass strip along Piney Hill Point road. There has been no further progress in site development plans along Piney Hill Point road.
5. Annual Review of Insurance Policies – Paul. Reviewed by all and approved by 5-0 vote. We anticipate that there will be changes made to the policy in conformance with para 4 above for the next policy renewal in June 2017.
6. Property Improvement Form—Paul. Initial draft completed and reviewed by the ACC Chair. Additional research needed to complete and Chris will then post on the website. Will recommend fee reduction for improvement processing to \$25.
7. Calendar year 2017 BOD slate—All. KeithAnn for Pres, Rich for VPres, Chris to remain as Sect/Treas. Ron willing to be nominated as Director-At-Large if no one volunteers prior to the Annual Meeting. May look for additional Director-At-Large to become Treasurer/Secretary after Chris' last year in 2017.
8. Annual meeting – Paul/KeithAnn/Ron. Scheduled for January 24, 2017 at 7 pm (reserved from 6-9 pm for set-up/clean-up) at the Woodmoor Barn Community Center. Mr. Jesse Shaffer from Woodmoor Water & Sanitation will address sustainable water resources and the \$44 surcharge on water bills for the JV Ranch water rights purchase without infrastructure. Agenda being drafted.

9. Other New Business – All. Chris will obtain bids on low-cost, low-maintenance solution to HPOA common property tie-in with Lot 61.

Paul Pirog
HPOA President