

HPOHA BoD Meeting  
3Q2015

<b>Date</b>	October 26, 2015
<b>Location</b>	Paul Pirog's House
<b>Commence</b>	10:00 AM
<b>Present</b>	Ron Scott (President); Paul Pirog (Vice President); Chris Taylor (Treasurer); John Golden (Secretary); KeithAnn Peevyhouse (At Large); Guests for the Lot 61 discussion: Dennis Grover and Karen Zell from Jayden Homes.
<b>Adjourn</b>	11:45 AM
<b>Welcome</b>	***** The President welcomed the Board Members and introduced the agenda for the meeting. <b>Discussed property issues for Lot 61:</b> <b>Landscaping plans not included with application.</b> Developer agrees to provide landscape plans to ACC prior to implementation. Variance moved by Ron, seconded by Paul, unanimously approved <b>Main level square footage doesn't meet the minimum required</b> by 156 square feet because the lot is too small to build a house that large. John moved that the minimum square footage be waived in this instance due to the lot size. Paul seconded, and it was unanimously approved. <b>Soffit doesn't meet the 18 inch minimum.</b> Developer explained that this requirement is an old standard and the 16 inch that he is proposing has been developed so that less wood is wasted during development. Ron moved a variance to 16 inch soffits, Paul seconded and it was unanimously approved. <b>Exterior materials and color samples not provided.</b> Developer agrees to provide samples to ACC after the foundation is in for final approval. This was accepted by the Board.
<b>Secretary</b>	Reviewed and approved of the second quarter Board Meeting Minutes - unanimously approved
<b>Treasurer</b>	<b>Financial Report</b> - Chris reported that the dues for 2015 have been collected with the exception of one lot. We have earned fees totalling \$1,675 from the new houses being built and late fees. Expenses are still low for the year totalling \$4,187.46 compared to a budget for the year of \$5,250.00. The mowing costs were higher due to the spring rains and the need to cut twice this year and the office supplies were above budget due to the costs of the new website. However, With KeithAnn, Paul and Ron reviewing all of the legal issues instead of hiring an attorney, we have incurred no legal costs this year when the budget called for \$750. At this time, Chris expects very few additional expenses and that we should continue to come in below budget on expenses. The cash balance in the bank as of September 30, 2015 was \$59,596.92. <b>New Website</b> - Chris indicated that he hasn't made any progress yet but expects it to be done by Thanksgiving. <b>Fence Vendor</b> - Chris had done some work in his back yard that caused some damage to the stone fence. He was able to locate a company called Signature Stone at 211 30th St. in Greeley that provided him an exact match to our stone fence. He then employed Pierce Fencing to install it. The installed cost was just under \$400 per section. The HOA now has a supplier for our fencing going forward and we have a good estimate of the cost for our Reserve Study.
<b>President</b>	<b>Piney Hill Point</b> - Ron did some additional follow-up work to determine if the fence on the south side of Piney Hill Point was included on the deed to HPPHA. He talked with the surveyor who did the survey for the deed that transferred the property to HPPHA. He told Ron where to find the markers that would allow us to determine if the fence was included. Ron found the markers and determined that the fence was, in fact, part of Tract B that was deeded to HPPHA in 2005. Subsequently, Ron met with Jim Davies, President of HPPHA, and told him of his findings. Jim agrees with Ron's findings, stating that they do own the road, the fence and the strip of land in between. <b>Detention Ponds</b> - even though responsibility for the detention ponds are included as the responsibility of HPPHA in their Articles of Incorporation, it has been determined by the Board that this was superceded by High Pines Filing No. 2 which identifies it as our responsibility. <b>Proposal</b> - After the facts were settled above the Board discussed the ramifications to HPOA. It is felt that the current situation does not align with the interest of the parties. The detention ponds are our responsibility, but are on HPPHA's land. The stone fence on Piney Hill Point for the first four houses from the east end runs behind houses in our HOA, but belongs to HPPHA. Chris suggested that we swap responsibility for the detention ponds and take responsibility for maintaining the fence behind the four houses in our HOA. After further discussion, Chris made this motion and John seconded. Ron and KeithAnn voted Aye while Paul abstained since his house borders the fence in question. <b>Lots 55 &amp; 59</b> - These lots have been purchased and one of them is under development. The lots are unusual in that the majority of the lots are in our HOA, but there is a small section of each lot to the east that comes under HPPHA - the part adjacent to the road to the east of and parallel to High Pines. Because of the steepness of the slope, the developer wants to enter the property from the top rather than the bottom and thinks he only has to deal with HPPHA. Wrong!
<b>Action Items</b>	Ron will send out newsletter Chris will continue the development of the website Ron will set up meeting with Jim Davies to let him know what we are thinking regarding the fence and the detention ponds Ron will contact the developer of Lots 55 & 59 and let him know that he still has to comply with our ACC requirements Chris will find a company to handle the membership billing & collections which will allow him to manage the additional responsibility of Secretary/Treasurer.
<b>Other</b>	<b>Slate of Officers</b> - The Board has proposed the following slate of Officers for 2016: Paul Pirog, President; KeithAnn Peevyhouse, Vice President; Chris Taylor, Secretary/Treasurer; Ron Scott, Ex Officio Officer; TBD, Member at Large.
<b>Upcoming Meetings</b>	There will be a December Board Meeting on December 14, 2015 at 10:00 at Paul Pirog's House. The Annual Meeting will be held at The Barn on Tuesday, January 26, 2016 from 6:00 till 9:00 PM
<b>Signed</b>	John Golden, Secretary