

High Pines Owners Association (HPOA) Annual Meeting

January 24, 2023

Meeting convened at The Barn at 6:30 PM after the 6:00 PM Social

Members present who signed attendance sheet:

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| Chris G. Taylor | Maureen and Greg Donlin |
| Susan and Joe Berube | Ellen Donlin and Ron Head |
| Barbara and Herb Preslier | Mary and Jeremy McIntire |
| Bob MacDonald | Phyllis and Jim Sittner |
| Mary and Ron Scott | Debbi and Ray Jahaaski |
| Jennifer Mueller | Christie Beverly |
| Jim Hadley | Elizabeth Anderson |
| Rich Hansen | Jennie and Vern Neumann |
| Paul Pirog | Debbie Hall |
| Steve Ingersol | Laure and Joe Schiff |
| Jessie Shaffer (Guest Speaker) | Celes and Joe Todd |
| Karen and Roy Martinez | |

6:30 PM Annual Meeting

President Herb Preslier called meeting to order and gave opening remarks.

Guest Speaker:

Roy Martinez introduced the guest speaker Jessie Shaffer, District Manager, Woodmoor Water & Sanitation District (WWSD). Jessie provided an overview of the district and future plans for The Loop Project which will provide a renewable water supply to the region. That water supply will originate from the 3,500-acre ranch south of the city of Fountain that was purchased and acquired by the district in 2011. Jessie reported that The Loop Water Authority was recently formed for the Loop Project consisting of four agencies—WWSD, Donala Water & Sanitation District, Town of Monument, and the Cherokee Metropolitan District. The water supply from the Loop Project will provide WWSD's ultimate water demand to build-out. The current Denver Basin groundwater supplies that serve the district (WWSD) today will still be maintained as a back-up to The Loop System in the future. We will put the slide presentation on our webpage.

NEPCO Update:

Paul Pirog and Roy Martinez updated the members on the Northern El Paso County Coalition of Community Associations (NEPCO), which we are a member of. NEPCO's members consist of 47 HOAs in northern El Paso County, representing 10,000 homes. Paul was the prior HPOA representative to NEPCO and was on the Transportation & Land Use Committee. During Paul's time on the committee, he provided over 130 reviews on land development proposals, and provided comments on behalf of NEPCO to the corresponding governmental authority. Roy is our new HPOA representative to NEPCO, and will keep the homeowners updated. Roy was recently elected as Secretary to the Board of Directors of NEPCO.

Proposed Developments Nearby:

Roy provided an update regarding two proposed developments nearby. Those two developments were the Caliber apartments next to Palmer Ridge High School, and the Monument Ridge East & West development at the intersection of I-25 and County Line Road. Both development proposals were withdrawn by the developers, but could resurface again once the economy improves. The Transportation & Land Use Committee of NEPCO is active in following any proposed developments within the NEPCO boundary, and will provide input to the corresponding agency's planning departments.

Parking Ordinance in County Roadways in HOA Areas:

NEPCO is following the proposed ordinance by El Paso County that would allow owners of property adjacent to county roads to be excluded from the 72-hour parking restriction for "specialized vehicles." This ordinance came after the passage of HB-1139, which prevented HOAs to regulate parking on county roads. While the proposed ordinance may be acceptable in a rural area, allowing permanent parking of "specialized vehicles" in a residential area could have a negative effect on that neighborhood. NEPCO helped facilitate HOA responses to the EPC, which resulted in the proposal being reconsidered. El Paso County will address this again on February 21. Our HPOA Board will review the amended proposal.

7:45 Business Meeting

President Herb Preslier began meeting.

Treasurer Chris Taylor gave brief report of the financial statements that were previously sent via e-mail to the homeowners.

Election of Officers by Barbara Preslier

- We established that we had a quorum
- We introduced the existing nominations for Secretary (Barbara Preslier) and Vice-President (Roy Martinez)
- We received additional nomination from floor for Treasurer—Jeremy McIntire, Member-at-Large—Rich Hansen

Elections were held. The results:

President - Joe Todd
Vice President - Roy Martinez
Secretary - Barbara Preslier
Treasurer - Jeremy McIntire
Member-at-Large - Rich Hansen
Ex-Officio - Herbert Preslier

All approve election. All approve destroying ballots.

We thanked Chris Taylor for his many years of service and presented him a gift.

8:00 Rich Hansen gave report on architectural committee.

Every question he was asked is defined on our webpage.
Some of the questions: Storage Sheds, Fires, Mailboxes, House Colors, etc.

New Business

1. Discussion regarding East and West on County Line expansion. The update is that this is on hold. We also discussed the petition to block the 240 home proposal in the Misty Acres division. We may write a letter to NEPCO or El Paso County regarding this issue, but will wait until the issue resurfaces as this is also on hold.
2. Roadways in HPOA community in need of repair. A question was raised regarding responsibility of roadway repair within our HPOA community. That responsibility lies with the county, and homeowners are encouraged to contact El Paso County. A suggestion was made to have the HPOA Board write to El Paso County to alert them to the repair need and request upkeep. The Board will discuss this at their next meeting.
3. Fire Mitigation. There is interest in having a speaker at our next meeting on this subject. A concern was raised with the wildfire risk in our community from fire pits. NEPCO has a Wildfire Preparedness Committee that works with HOAs to provide awareness and education. **Elizabeth Anderson** stated that she would be interested in looking into a Community Wildfire Plan for our HPOA. Roy will put Elizabeth in contact with the Chairwoman of NEPCO's Wildfire Preparedness Committee.

The Board will address our bylaws regarding open man-made fire pits at their next meeting.

- 4 Herb Preslier brought up the possibility of a summer social on one of our streets. The Board will discuss this at a future meeting.

Herb Preslier - introduced Joe Todd as President.

President Joe Todd made a motion to end the meeting at 8:30 PM. All agree. No opposition.
Meeting adjourned.

Minutes prepared by Barbara Preslier, secretary