

HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)

Newsletter

April 9, 2015

Dear High Pines Owners Association Neighbors,

As we get ready to enjoy the beautiful spring weather in Colorado, I wanted to update you on a few things.

We held our annual membership meeting on January 28 with an excellent turnout from our members and some observers from the patio home association. The complete set of minutes is posted on our website (www.myhpoa.org). Here are some highlights from the meeting:

- There had been some contention about which association “owned” Piney Hill Point road. Officials from El Paso County confirmed the road was deeded to the patio home association in 2005. This reduced the amount of money our association is legally required to keep in reserve for maintenance (over \$80,000 in 2014 to \$23,758).
- Given the reduction in reserve funding requirements and known annual expenses, the board of directors approved a reduction of HPOA annual dues from \$240 to \$200.
- Major improvements have already been made to County Line Road, but more work is anticipated through May 2015.
- Legislation is anticipated to expand I-25 from 2 to 3 lanes between Monument and Castle Rock.
- Chris Taylor presented a treasurer’s report. Please see financial statements and approved budget at our website. Included in the approved budget is \$2,000 for a proposed set of designs for the entryway, if such a project is approved in the future. We want to wait till County Line Road is complete and we need to coordinate possibilities with the owner of the property on the corner of Kenneth Lainer and High Pines.
- Three rules were proposed and approved by the membership:
 - Recreation Vehicles may be parked no more than seventy two (72) hours at a time for loading, unloading, delivery or emergencies no more than six (6) times per year.
 - Outbuildings must match the exterior of the house and be approved by the ACC.
 - Fences are to be two to three split rails no more than fifty two inches high and may be lined with mesh wire to keep pets in (chicken wire not allowed).
- New officers were elected for this year:
 - President – Ron Scott
 - Vice President – Paul Pirog
 - Treasurer – Chris Taylor
 - Secretary – John Golden
 - *Member at Large – KeithAnn Peevyhouse
 - *New position recommended for this year (in accordance with by-laws).

- Ex Officio Director – Ray Jahaaski

I want to thank Ray Jahaaski and the outgoing Board for all their hard work during the year. Mary and I have been residents in High Pines for ten years and we believe that the Board has learned well from our history as an association, and has established important processes to sustain an effective association into the future.

We are still working through property issues with the patio home association and will need to come up with rulings from El Paso County or an agreement with the patio home association once the boundary issues are cleared up. We will be transparent with the Owners as we work through this and other issues in the coming year.

Our next quarterly board of directors meeting is scheduled for April 20, 2015 at 10:00 AM at Serrano's Coffee in Monument. Association members are welcome to attend.

If there are any questions on the annual meeting, ongoing issues, or plans for the future, please let me know.

Best,
Ron Scott
20396 High Pines Dr.
(719) 481-3079
rscott3243@aol.com