

**High Pines Owners Association
Minutes
Board Meeting April 24, 2018**

Attendance: Rich Hansen, Chris Taylor, Daniel Teague, Scott Parks, Mike Mitchell, and KeithAnn Peevyhouse

Call to order by Rich Hansen

New board members Mike Mitchell and later Scott Parks were introduced

Annual HOA meeting minutes had been emailed to all previously and no changes were noted. Motion to approve minutes was done by Chris and seconded by Daniel. Motion carried.

Chris reviewed The Treasurer's report. 2 items were discussed

*Insurance renewal to be done in May. Chris has submitted annual paper work to broker. Typical meeting with broker may be excused due to broker being at our annual meeting. Motion by Mike and 2nd by KeithAnn was done to allow Chris to finalized coverage up to \$2K. (However Chris thought amount should not change much from 2017}

*Grassmaster mowing contract bid was lowest. **Action** A motion by Daniel and 2nd by Mike to have Chris to obtain quotes for doing tree care, spraying rock area by High Pine entry for weeds, and Mowing extended area along County line. Mowing targeted to be done twice. (May and Sept.) Quote to be sent to Board members for approval. **Action** Daniel to contact Andrew (contractor) to install and additional post with reflectors at that corner.

*As an aside it was brought up that there might be a corner erosion issue (Kenneth Lanier and High Pines) due to cars driving off the payment.

Several nuisance/complaint issues were brought up and discussed which included parking cars off the driveway, driving cars from street across property dirt/grass areas, loud dog barking, home business (garage sales)(signs and advertisements), weed control, and hillside landscaping maintenance for the two newer homes which back onto High Pines. Also loud vehicle noises (which have somewhat been abated)(Car muffler, motor cycles. Snowmobiles) As an aside to this, there is a concern on how to remedy these types of complaints. (ie. Warning letter / fines/establish rules on a process)

Action Rich to draft a HOA newsletter which lists above nuisances and section 11 covenant language and ask that members comply in resolving any nuisances they may be causing. In addition the newsletter will ask for volunteers to help sponsor / coordinate a HOA barbecue this summer.

Action Rich to contact owners of the two newer homes and determine what (if any) plans they might have to make the natural area more presentable.

Action KeithAnn to send to Paul Pirog a copy of the county Animal Control Resolutions

Action KeithAnn brought up that our covenants are outdated (originally done in 2002) and cover issues from the patio homes lots and issues concerned with open lots not yet built out. KeithAnn mentioned she would be willing to assist in contacting HOA attorneys for current templates of covenants and assist in the drafting of this. Chris to get her the contact # of 1 attorney and KeithAnn has another attorney to reference. She will ask what they can offer to give us up to date templates to replace our current covenants. A motion by Chris and 2nd by Scott was done to explore this with two different attorneys and get quotes on costs to update/simplify the covenants. Motion carried. KeithAnn will obtain quotes for the work and communicate such to the board.

Mike brought up his issues with the ACC concerning his own property and the process of approval for the 1554 Plowman Dr. home. Other known timeliness issues concerning approval of plans by the ACC were mentioned. It was brought up that maybe it was time for some changes in the ACC. Bob Linza has headed up the ACC for many years and we are thankful for his involvement and oversight. He has in the past expressed a desire to discontinue his involvement.

Action Scott to meet with Bob and ask if he is still interested in performing this duty.