

Meeting Minutes for High Pines Owner's Association (HPOA)

Special Board of Directors (BOD) Meeting with Legal Counsel

Date: May 3, 2025

Time/Location: 10:30 am via Zoom

Members Present:

- Jim Sittner, President
- Steve Ingersol, Vice President
- Jeremy McIntire, Treasurer
- Christie Beverly, Secretary
- Sara Kershaw, Member-at-Large

Members Absent:

- Rich Hansen, Ex Officio

Guests Present:

- Valerie Cox, HPOA Attorney

New Business

The reason for this meeting is to resolve questions regarding the Colorado Common Interest Ownership Act (CCIOA) status before Valerie Cox can move forward with document revisions and DORA registration (required by the State of CO). Prior to the meeting, Valerie provided the BOD with an email listing the pros and cons of being a Limited Expense Community (LEC) vs a CCIOA Community. Each of the BOD members had an opportunity to ask questions with Valerie answering them.

Jim officially called the meeting to order at 10:50 am to vote.

Vote: Jeremy motioned that we vote for High Pines Owners' Association to be a Limited Expense Community (LEC). Sara seconded. All in favor. **Approved** unanimously.

Valerie said that with the direction of being an LEC, she can move forward on the first draft of governing documents and send them to Steve for our feedback.

Jim motioned to adjourn. Sara seconded. All in favor. Special BOD meeting adjourned at 11:01 am.

Meeting minutes prepared by Christie Beverly, HPOA Secretary