

High Pines Owners Association (HPOA)

November 1, 2022

Meeting convened at: Zoom

Members present:

Barbara and Herb Preslier

Jim Sittner

Joe Todd

Chris Taylor

Roy Martinez - new neighbor

Rich

Minutes approved: all approve

Review and Approval of 2021 Treasurer's Report by Chris Taylor

Cost - accounting and insurance most cost.
Standard costs with no changes.

Balance sheet - explained cash

Most activity clear by end of Feb.

Bank Statement in Operating account. All add up.

Chris will send it out to all of us.

Nothing significant to report.

Chris:

Chris will move when home sells. He'll be resigning as treasurer then. He requests someone to train.

Xero is the accounting system he uses. 62 customers by their lot.

Nobody volunteered to take over.

We use a local accountant. We just need someone to take over our local stuff and get it to the accountants. Need to send out bills for dues. Most done on line. Need to do some deposits.

Most info is on the website. He would just need to go over some information with them.

Jim - makes a motion we bring it up at the annual meeting. All second.

Jim - we need to have docs delivered to realtor when a house is purchased. Chris explained that he's been doing the forms for the realtors/title company. This he would need to train someone as well.

Chris - re: Certificate of Assessment - all standardized per lot
Note - The treasurer would be responsible for signing checks.

Chris - will send out letter seeking a treasurer, a member-at-large
will call the barn

New Business

1. Herb - Will we have an in person meeting?
Prob have it 4th week of Jan at the Woodmoor barn. More commonly on Tues night. Jan. 24 at 6 PM.

Chris will call the barn and reserve the room.

Herb: anyone have any new info on developments in our area

Roy - we ought to be more proactive with development in our area
Chris - will add a link to the website to review the message by Paul Pirog re-NEPCO

Jim - we don't really have any way to influence anything - since we're not in the city
Roy - we can still be aware even though we don't have a direct say. We can still attend meetings and voice opinions. Also with NEPCO (and we pay dues to them as well)

Herb - what other HOA's around us are concerned with this problem? Maybe we can join with them to have a stronger voice. Ex = patio HOA, Greenland Forest Preserve HOA, etc....

Joe - getting Woodmoor with us would be helpful

Roy - what's appropriate for growth? What is it zoned for? When they rezone for high density, that's the problem.

Rich - we may want to ask Paul what legal requirements are. We should know our legal rights.

Roy - agrees to get Paul involved since he has a legal background

Roy - would volunteer to attend NEPCO meetings

Chris - would be good to have a NEPCO rep come to our meeting.

Roy - would like to have Woodmoor water come again and talk to us (we pay \$50 per month for water)

- has spoken to head of Woodmoor water dept. Has concerns with the water being brought north. He's unsure how much the cost would be.

Chris - invited Roy to go with him and speak to Woodmoor water person (Jessie - manager of district)

The water co came 4 years ago to speak. They were going to be a partner but no longer. Now, they will be bringing water north from the ranch they purchased. What will the cost be?
Roy is concerned about the cost.

Chris and Roy will go over and speak to them.

2. Roy has been talking to neighbors re - patio homes, etc... Re - the history of our development. Who owns what, etc...

His question - Do we have a repository of these documents that is accessible to board members?

Chris - the first place to look is on website

he doesn't have any of them. He doesn't know where they might be
hasn't seen them since 2006

from Paul Pirog - the big problem is the large retention ponds we are responsible for. As for the road, it is the responsibility of the patio homes. Somehow, it got put in our HOA name.

Roy - doc, dated 2017, has anyone ever seen it. Which HOA owns which track.

We own track A - the larger of the two retention basins.

Chris - doesn't make sense since the county owns most of the retention ponds. Also, it's not in area. We just have some flow going into it (other developments do too)

Roy - agrees that it should be the county's responsibility.

Chris - we've never asked the county commissioners to take it over.

Rich - once sign off, it's final. They probably won't take it back. Jim said we've asked them to take it back and they refused.

Roy - can ask Paul tomorrow if he knows who went down and spoke to them. (Joe thinks it was Joe Berube years ago).

Joe - thinks the patio home HOA should own it.

Roy - we need a repository for our HOA forms. The docs he has is electronic. He will send them on.

Re - the break at the drainage area

Roy - the manhole and pipe have been fixed by the patio homes

Chris - they have a small drainage area at the patio homes

Jim - there is a drainage ditch that feeds into the retention pond from the patio homes

Good and Welfare

Todd motions to close the meeting. We should get an agenda for the annual meeting. Chris will draft an agenda.

Jim - we'll need another Zoom organizer

All agree to end meeting.

Meeting adjourned.