

HPOA Board of Director's Meeting Minutes (October 25, 2016):

Attendance—Paul Pirog (Pres), KeithAnn Peevyhouse (VPres), Chris Taylor (Sect/Treas), Rich Hansen (Director At-Large), Ron Scott (Ex Officio). Location: 1442 Dark Pine Ct.

1. Welcome – Paul
2. Minutes from July BOD Meeting – Paul. Reviewed the draft of the minutes. Minutes adopted 5-0. To be posted on the website by Chris.
3. Treasurer's Update (money, website, outsourcing billing) – Chris. Expenditures on track with budget; new accounting software and board management tool briefed—will have demo by Chris at December 6th BOD meeting; website working as planned, but still requires a few updates and links; Chris to arrange for reserve study update
4. Latest Issues with Patio Homes (property maintenance, site development, use of private road) – Ron/Paul. The BOD will engage the HP Patio HOA in resolving responsibility for drainage easements, fence along Piney Hill Pt road, and maintenance of tract between the fence and that road; no further progress in site development plan along Piney Hill Point road; will re-emphasize the private status of Piney Hill Point road in upcoming newsletter.
5. NEPCO Issues (website, transportation, land use) – Paul/Rich. Northern El Paso County Coalition of Community Associations website is for all NEPCO members, which includes all HPOA owners—password for their site will be included in the next newsletter; Monument Hill road will be under construction for safety and other improvements next year; Beacon Lite road also may be paved in 2017; water issues on the rise in El Paso County; NEPCO dues to increase \$5.00 per year.
6. Shed/Outbuilding rules status – Bob/Paul. Draft of rules approved by BOD for presentation at General Meeting in January.
7. Newsletter – Paul. Will draft ASAP for approval by BOD and posting by Chris.
8. Calendar year 2017 BOD slate—All. Will canvas new homeowners and will ask for volunteers in the newsletter.
9. Annual meeting – Paul/KeithAnn/Ron
 - a. Date. January 24, 2017 at 7 pm (reserved from 6-9 pm for set-up/clean-up)
 - b. Location: Woodmoor Barn.
 - c. Do we want a guest speaker? Will try and obtain a speaker from Woodmoor Water to talk about sustainable water source and the \$44 surcharge on water bills.
 - d. Issues to discuss. Elect new BOD slate; changes to regulations/rules; financials; etc.
 - e. Logistics? Light refreshments.
10. Other New Business – All. Lot 61 basic landscaping complete -- will discuss HPOA common property tie-in with new owner when lot is sold; excess funds discussion at Dec BOD meeting; working on ACC form for property alterations and reduction in improvement fee.

Paul Pirog
HPOA President