

HPOA BoD Meeting Agenda
3Q2014

Date	27-Oct-14
Location	Ray Jahaaski's House
Commence	6:30 PM
Present	Ray Jahaaski, Chris Taylor, John Golden (The Members present represented a quorum).
Absent	Ron Scott, Joe Berube
Adjourn	8:00

Piney Hill Point	The Board reviewed the correspondence regarding the ownership of Piney Hill Point as well as the legal description of the property and the High Pines Filing No. 2. Chris Taylor also went over the history of the requirement that the builder build the fence adjacent to where the road was to be built. After this review the Board determined that not only did High Pines Homeowners Association not have any responsibility for Piney Hill Point, but it had no responsibility for the fence either since it was built on the southern boundry of Tract B. John moved approval of the above Board Position; Ray seconded. The motion was unanimously approved.
Reserve Study	Based on the above determination of HPOA's ownership and responsibilities, it was further determined that the amount of fencing that is still our responsibility is roughly 400 linear feet. The required reserve required to be set aside as of December 31, 2014 is \$23,758. Chris moved and John seconded that we set aside \$23,758 of our operating cash at December 31, 2014 to fully satisfy the reserve requirements of the Association as of that date. The motion passed unanimously.
Budget Discussion	The main issue that was brought up for discussion was the dues for next year. Since we have established that there is cash in excess of our reserve requirements and that our annual contributions to the reserve will be much smaller, dues can be lowered. Chris and John both agreed that dues somewhere between \$175 and \$200 will be adequate for next year's dues. The Board decided to table the vote until all members of the Board were present.
Entry Way Project	After much discussion, it was moved by Ray, seconded by John and unanimously approved by the Board that we would ask for concept approval at the Annual Meeting for a Board/Member Group to come up with a design for the entry way that would cost no more than \$20,000 to complete.
NEPCO	It was noted at the NEPCO meeting that Ballot Item IB - the wastewater projects - would cost each lot owner in El Paso County \$8 per month.
Lot 45	The Board unanimously affirmed the ACC Recommendation for the Mitchells to build on Lot 45 on the SE corner of Plowman and Kenneth Lainer Dr.
Annual Meeting	The annual meeting will be held on Wednesday, January 28, 2015 at the Barn at 6:30.
Next Meeting	The next meeting of the Board will be on December 9 at 6:30 PM at Ray Jahaaski's house.

Deferred Items	Financial Report
	Covenant Changes
	ACC Covenant Changes
	2015 Officer Slate
	Annual Meeting Prep