

High Pines Owners Association (HPOA) Board Members Meeting

January 6, 2023

Meeting convened by: Zoom at 6 PM

Members present:

Herb Preslier

Barbara Preslier

Joe Todd

Chris Taylor

Roy Martinez

President Herb Preslier called meeting to order.

Joe shared agenda for tonight's discussion:

1. Annual meeting agenda and plans
2. Follow up on NEPCO
3. Financial Docs
4. Bank
5. Zoom account
6. Dues email

All approved agenda.

Annual meeting.

1. Annual meeting agenda and plans

- Decided to make it a social event with food and refreshments to encourage attendance.
- We have barn from 6 - 9 PM.
- Meeting is at 6:30 PM.
- The fee is \$75. This is a reduced rate since we live nearby.

- There are legal issues with using the Woodmoor barn.
- The rental contract for the Woodmoor Barn requires us to clean up and tear down. We should all help.

- When should Woodmoor Water & Sanitation District (WWSD) representative show up? Roy will invite him and introduce him at meeting. He should go on right away - at 6:30 PM. We can invite him to have pizza with us. He can mingle with us.
- How much time will WWSD need? Suggests he speak for 20-25 min, and 10-15 for Q and A. So, 30 - 40 min total.

Refreshments:

- pizza (Chris will pick up) and desserts (from HOA and homeowners)
- Herb and Barb will be in charge of refreshments

- Herb and Barb will provide paper goods and cups, etc...
- We will ask for an RSVP so we don't over or under order

We need to be proactive about advertising this. Barb and Roy will create a flyer.

- we will hand deliver to houses - Roy will split distribution among us.
- explain who the featured speaker will be - Loop project by WWSD and water being brought north

- We will have dessert on table at the beginning so we won't have to wait until after the meeting to put it out.

- Note - In case of a snow storm, can we reschedule? We will follow the weather forecast.

All agreed on annual meeting plans. Seconded.

Set up and break down:

- We will need to get there early - at 5:15 PM - Roy will confirm with the Barn
- Joe will be lead with clean up and tear down. We should be done by 9 PM.
- There is a kitchen there.
- Chris will have pizza there at 5:45 PM

Door Prizes

- Motion for gift cards at \$25 and \$50 each
- Discussion for rationale not to include door prizes - since it's a social event first. It didn't work in the past to attract attendance.
- We decided to have it but not advertise it.
- We can use small ticket items like coffee houses: Wesley Owens Coffee and Serranos
- Chris and Herb will purchase the gift cards

**We agreed on 4 prizes (2 for Wesley Owens coffee and 2 for Serranos - \$10 dollars each)

Barb will take name from attendees for drawing.

- Each person can put in his or her name. Each household can only win once.

Herb - calls a vote for door prizes. All is favor. Motion is passed.

2. Follow up on NEPCO

Roy and Paul may be able to speak to this briefly as part of NEPCO update

- Roy has been moving along with planning with them since he's now on their board. He stated the strategy NEPCO has taken in the past needs to be altered. He can briefly talk about the strategy to retool.

- We all agree that homeowners should be interested in this subject

- We are all impacted by the Monument Ridge East and West proposed development east and west of I-25 on County Line Rd. Roy stated that this is on hold until the Jan 9. Town of Monument council meeting. We will put together a few points to mention during the annual meeting.

- Roy will put together some talking points. When we advertise the meeting, we need to be careful we don't oversell these points since it's not the focus of the meeting.

3. Financial Docs

- No time for in-depth discussion

4. Bank

Discussion on signatories.

- The treasurer and secretary should be on the account (the secretary is not on the account now). Chris recommends that all but Member-at-Large and Ex-officio be signers. We need to make sure our bylaws are met.

- We need to recruit someone beforehand.

- Chris and Roy have met with the bank.

- Every year, after election, the names of signers will have to be changed at the bank

- Most payments to vendors are made directly by the bank

- Going forward if a check is required it will be initiated by the treasurer and approved by at least *ONE* of the officers with signing authority

Chris made a motion for the following approved signatures on the bank account and COD— President, VP, Secretary, and Treasurer.

Barb - called for second. Joe seconds.

All in favor. No opposition.

5. Zoom account

- No time for discussion

6. Dues

- Chris showed us the email that was sent out to all homeowners. We agreed on having a separate email for the social part of the meeting

A motion was made to set dues at \$100. Todd seconded. All in favor. No opposition.

New Business:

Board Nomination discussion.

The board nominations:

Ex-officio - Herb Preslier (automatic)
President - Joe Todd (automatic)
VP - Roy Martinez if he wins election.
Secretary - Barbara Preslier if she wins election.
Treasurer - we need nominees.
Member-At-Large - we need nominees.

- We also need an “interim treasurer.” Chris can keep providing the treasurer service, but he doesn’t want to be called the “interim treasurer.” He will not officially continue as treasurer after the meeting.

- Chris will put his resignation on the dues letter.
- We need someone to take on the role. Joe or Roy would be Chris’ first choice.

- Roy says he’s already stepped in to the NEPCO Role. He is going to be running for elected position on the Woodmoor water district. He cannot take on the role of interim treasurer.

- Joe will work with Chris. Chris will introduce Joe to the insurance company, the mowing, and the accountants (which will be the responsibility of the future treasurer).

We all thank Chris for his service.

Potential treasurer discussion:

- Barb will ask from the floor any other nominations.
- Anyone can self-nominate for Secretary, Treasurer or Member-at-Large.

We need to be prepared for that ballot. Barb will prepare ballots. We will write any nominated names in prior to vote.

- The vote can done in private. If there is no competition for an office, the vote can be done publicly.

At the annual meeting:

Herb give a President’s report.
Chris will give a Treasure’s report
Roy will introduce speaker
Barb will present nominations and solicit more from floor

There is a motion to end the meeting at this point since it has been two hours.

Herb - all in favor of ending meeting. All agree. No opposition. Meeting adjourned.

(BOD meeting notes prepared by Secretary Barbara Preslier)