

## High Pines Owners Association (HPOA) Annual Meeting

**Preliminary until approved at  
next Annual Meeting in Jan 2026**

**January 21, 2025**

Meeting convened at The Barn at 6:30 PM after the 6:00 PM Social

Members present: approximately 35.

### **6:30 PM Annual Meeting**

President Rich Hansen called meeting to order and gave opening remarks.

#### **Guest Speaker:**

Rich Hansen introduced Steve Ingersol of Melanie Ann Ct.

Steve Ingersol:

He brought up the question of security with respect to STRs (Short Term Rentals). He studied our covenants and restrictions and said we have no enforcement power. Also, the state laws have changed since our bylaws and covenants were established.

The potential construction of Buc-ee's and development of the east side of County Line will probably make the need for more security measures as well.

Woodmoor Improvement Association (WIA) patrols some of our neighboring HOAs. Mr. Kevin Neilson is in charge of this patrol. Mr. Neilson is present and will tell us what we can do to enhance our security.

Steve Ingersol introduced Kevin Neilson, who went over his experience in security. He will discuss the Woodmoor security detail and answer any questions we have.

Kevin Neilson:

The name is actually WPS (Woodmoor Public Safety), which is under WIA.

It is not a taxing authority.

It has been providing security for Woodmoor—about 55 miles of roadway.

It has no ability to make arrests. It cannot issue traffic tickets.

It does not respond to domestic violence complaints.

It offers 24/7 patrol. There is an off-duty officer on all of the time. There are two officers from noon until 2 AM.

It provides vacation checks.

It monitors pet sitters, broken water lines, etc....

It provides written logs for the HOA development

It aids with vehicle lock-out.

It investigates suspicious vehicles.

It has taken "extreme" action against STRs. Many tenants don't know the rules. Fire is the biggest concern. There is a \$5000 first offense charge.

If we want WPS services, they would check on all our rules so they would be compliant with our HOA restrictions. They would create a report which would to the the HOA Board. The board can then decide what action to take.

Its primary goal is crime prevention.

Mr. Neilson explained the importance of being a part of the law enforcement and fire channel (radio) system. He said this is critical especially in getting information out to all it's subscribers.

Questions:

1. If the first violation is \$5000, who writes the violation for Woodmoor?

Answer: WPS.

If it is a covenant violation, they are complaint based. Then it goes to the board.

If a fire is involved and verified, WPS fines them.

Follow up: So the WPS manager can verify if the HOA Board has a clear violation protocol?

Answer: WPS can only *verify* if a violation has occurred. The board must then act.

WIA is self-managed. They have an HOA manager, forester, etc... They are not a management company.

2. Is Greenland Forest HOA a member of WIA? The question comes about because that area next to us is heavily forested.

Answer: No.

3. What will this cost us?

Answer: About \$165/year/lot. The bill from WIA will go to our HPOA, who will be responsible for paying them and collecting from its homeowners.

4. Can we join WIA?

Answer: Unlikely. For Woodmoor to take on more HOAs, they would need 2/3 of their vote, and that's not going to happen. So we cannot join WIA—we can just use their services.

5. Can you define STRs?

Answer: (Jim Sittner) There is no real definition. Some are defined as fewer than 1 year, others as fewer than 6 months. This will have to be determined by our bylaws or covenants.

For WPS:

STRs must apply to the respective HOA.

STRs provide *all* contact information for all tenants.

WPS will call the homeowner if the tenants are not complying with HOA rules.

Mr. Neilson explained that Woodmoor has the lowest crime rate in El Paso County. He explained when criminals who had been committing a rash of burglaries south of us were asked why they didn't hit Woodmoor, they said they didn't know how to avoid Woodmoor's crime prevention unit.

Mr. Neilson concluded his presentation. Thank you, Mr. Neilson.

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Rich Hansen awarded the first door prize. Andrew Warner won.

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Rich Hansen introduced our next speaker, Roy Martinez, to speak on behalf of Tri-Lakes Preservation.

Roy Martinez:

He stated that he will make all his slides and flyers available on our website or in an email.

He explained that one month ago, the BRT was formed (Buc-ee's Resistance Team). On December 19, a community meeting was held at the library. It was decided they must have a non-profit and TPI was formed (Tri-Lakes Preservation, Inc).

He went over the history of Buc-ee's. They are open 24/7/365. They are known as being a "destination." They provide gas, food, alcohol, and gifts. They will have about 120 fuel pumps. They claim to have the cleanest restrooms in America. They are the world's largest car wash. They plan on building 65K-75K sq. foot facility. They plan on servicing 8,000-20,000 customers per day, most of whom are not from this county.

All this takes WATER!

They estimate 860,000 gallons of water per month. But water utilities are not 100% watertight, so there will be some loss (about 10% loss is normal.) So, add 10% to the 860,000 gallons and they will require 1 million gallons.

Concerns: Environment, power, wildlife, dark skies, and WATER!

There will also be economic effects. Local and small businesses will suffer. Home values will decrease, possibly up to 20%. There will be more traffic and congestion—the road egresses will be effected. The on/off ramp can't handle the volume now. The COT has been contacted by HPOA member Gage Parrish. Gage said they are aware it will be dangerous and will do improvements, but it won't be enough. First responders will also have a problem.

They estimated Palmer Lake would receive \$375,000/year in taxes from this venture.

Another concern are the lights. Actually, it's the reflection of the lights that's the problem.

TPI's mission:       Preserving Natural Beauty  
                              Government Accountability  
                              Future projects  
                              Their website: [www.TriLakesPreservation.com](http://www.TriLakesPreservation.com)

TPI's project goals:   Initially, to hold Palmer Lake accountable.

The history of this is when Monument refused to annex the land for the owner. It was turned down due to zoning laws. The developer walked out of the meeting and then went to El Paso County, who refused him due to water permits. Then he proceeded to go to Palmer Lake. On December 3, there was a meeting in the town of Palmer Lake. This meeting had lots of drama and had media coverage as well. On December 12, Palmer Lake had an annexation eligibility

hearing. There were multiple people present who tore holes in the proposition regarding violations and illegal annexation.

Note: Glant Havenar is the mayor of Palmer Lake. She ran on a platform of land and water preservation.

TPI's Strategies/Actions:

They partnered with "Integrity Matters." Integrity Matters does not charge for their services. TPI would have to pay court fees. This is about \$5200 to start. A lawsuit was filed on December 9. It could be a couple of months for mediation to begin.

So, where is Palmer Lake getting the water from to provide Buc-ee's? They have water rights to a reservoir and 2 wells. But it's been a problem for them the last few years. Today, they sit on an unsustainable water source.

Roy asked for donations for TPI to help continue this fight. We can send a check or give online. He also wants help to do community outreach to Palmer Lake residents. It is important to have Palmer Lake residents refuse this venture. Many businesses and homeowners won't speak out.

Roy passed around a sign-up sheet to receive emails from Integrity Matters.

Roy had two flyers—one about Jarrito Loco this Friday donating proceeds to TPI, and one about Arlene's Beans, who has become the official donor. Also note that the Monument Town Council stands with TPI as well.

Question: Is Buc-ee's going to pay for all that improvement, and if they do that before it's built, is that a conflict of interest? Or should the town of Palmer Lake have to pay out of their pocket before Buc-ee's ever touches ground? Answer: It's going to work against them, either way. Great question.

Roy's final words are that "The nail in the coffin is the water!"

Thank you, Roy.

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### **8:30 Business Meeting**

Rich Hansen awarded the second door prize. Roy Martinez was the winner.

Rich Hansen thanked outgoing Ex-Officio Joe Todd for his 4 years of service, and Secretary Barbara Preslier for her 5 years of service to our HPOA. THANK YOU!!!

Jeremy McIntire gave the Treasurer's report.  
Rich Hansen had no ACC news.

Rich Hansen awarded the final door prize. Marcia Rice was the winner.

We then conducted a vote for new officers. The HOA members wanted a paper vote, and agreed to destroy the papers after results were verified.

### **Election of Officers**

We established that we had a quorum.  
We have 2 proxy votes.

Elections results: (We voted to automatically move acting VP to President and re-elect Treasurer)

Ex-Officio— Rich Hansen  
President—Jim Sittner  
Vice President—Steve Ingersol  
Secretary—Christie Beverly  
Treasurer—Jeremy McIntire  
Member at large—Sara Kershaw  
ACC Head — Rich Hansen

All approve election. Ballots were destroyed.

We all thank Rich Hansen for doing a wonderful job as president.

Ex-Officio Rich Hansen made a motion to end the meeting at 9:00 PM. All agree. No opposition.  
Meeting adjourned.

Minutes prepared by Barbara Preslier, Secretary