

**HIGH PINES OWNERS ASSOCIATION (HPOA)**  
**Minutes**  
**Board Meeting July 26, 2017**

Attendance: KeithAnn Peevyhouse (Pres), Chris Taylor (Treasurer), Daniel Teague (Member-at-Large), Rich Hansen (Vice Pres), and Paul Pirog (Ex Officio).  
HPOA Member Guests: Joe Berube and Gage Parrish  
Absent: Theresa Baumgartner (Sect)

Call to order by KeithAnn.

KeithAnn reviewed previous minutes submitted by Secretary, Theresa Baumgartner. No changes or additions.

Chris reviewed Treasurer's Report, Income Statement and Bank Statement. Motion by Rich to adopt the report, seconded by Paul, motion carried.

**Discussion:**

Chris reviewed HPOA's current insurance cost. All the information on policies has been added to the Board Management tool online. Chris asked the broker to shop around and the overall cost is down at \$1,584 this year. The insurance broker has volunteered to provide a brief overview of the HPOA coverage at our annual general membership meeting in January 2018.

Chris reported on the mowing by Grass Masters. They mowed the same area as last year. Not sure of the cost as the bill has not come in yet. Chris made a motion to shop around for potential new mowing services and define the area to be mowed more clearly. Motion seconded by Rich, motion carried.

Chris and Daniel described two landscaping estimates and made the following recommendation:

Big D – approx. \$12,000 not including the curb. Payment assumed to be up front,

ABC Landscaping – approx. \$19,000 with the curb. They require 25% down, 25% at start, and balance on acceptance of the job. Chris & Daniel prefer this estimate as the written estimate is clear, and the cost is paid over the course of the job. Cost may increase if we do the same type of rock along Tract C to match around the corner on High Pines Drive. Daniel asked that HPOA remove a dead tree from Tract C, behind his house. The Board agreed to remove the tree, however, did not want to put in another tree which would require water. Daniel agreed to replace and water the tree. The Board agreed. Further discussion that the Board will allow ABC Landscaping to deal with the County on the length and placement of the additional curb and any requirements for bond or permits. Daniel agreed to further negotiate with ABC Landscaping according to the requested changes.

Chris reviewed the history of landscaping Tract C and the corner entrance to High Pines Drive: HPOA Board entered into an agreement with the former owners of the corner lot on High Pines Drive and Kenneth Lainer Drive to allow an easement for the HPOA fence to be placed on the property, and

that the property between the fence and High Pines Drive to the corner of Kenneth Lainer would be landscaped by HPOA as an entrance to High Pines Owners Association. Since the fence has been placed, the Board members have delayed the landscaping in order to allow (1) County Line Road improvements to be completed, and (2) a house to be constructed, owned and occupied on the property to allow the landscaping to match owner landscaping on the lot. The Board was in favor of Xeriscaping so that water would not be required. Since County Line Road improvements are complete and the home is built and occupied, the Board is ready to landscape the corner entrance to High Pines per the original agreement.

Chris and Daniel recommended that the Board inform all the HPOA members of the plan by e-mail and allow each an opportunity to vote on the plan with approximate cost set at no more than \$25,000. Motion by Chris to send an email to all HPOA members with 7 day deadline to vote on the landscaping plan. This e-mail will include the history of the agreement for an HPOA fence on the property and subsequent landscaping, as well as the history of the delay of landscaping until now. Motion seconded by Rich, motion carried. Chris will send a copy of the e-mail vote out to the Board for comment before sending to the HPOA Membership.

**NEPCO:** Next meeting Aug 11 @ 9:00 am

#### **New Business:**

KeithAnn asked if we should add the board meeting dates to the current website. Generally agreed.

The Board was recently informed of a couple of members who have trailers parked in the driveway or front yard in violation of the CC&Rs. Board agreed that we need to take action. Rich and KeithAnn will visit the members and inform them of the violation and ask each to move the trailers to comply with the CC&Rs. Some discussion regarding loud ATV & dirt bike noise as well. The Board may need to address that issue with the owner if it creates a nuisance for other members.

Regarding another loud car noise complaint, the Board noted that the noise was reduced, but may still be louder than "normal" cars. We discussed the CC&Rs regarding loud noises and vehicles and the potential for stricter regulation. Paul pointed out that we have several CC&Rs in place limiting nuisance, noise, and violations of the law which cover this issue – the board members agreed. In addition, any citizen may still lodge a complaint against a neighbor with the El Paso County Sheriff if they feel that a violation of the law is still occurring.

Discussion of height limits on the new build on Plowman Drive. Board agreed that Bob Linza already covered the issue upon recommendation of approval of the plans.

#### **Next Meeting:**

Next Quarterly Meeting Dates were decided to be: Friday, October 27, at 10:00 a.m., and one final meeting to decide the annual meeting date/agenda and proposed budget will be on Friday, December 8 at 10:00 a.m.

Meeting adjourned.