

## **HOA Board meeting May 11, 2021**

Meeting convened at: Online with Zoom on May 11, 2021

Members present: Chris Taylor, Barbara Preslier, Jim Sittner, Joe Todd, Rich Hansen  
Paul Pirog (guest)

The meeting was called to order at 6:30 PM.

The minutes of the previous meeting, May 11, 2021, were discussed, but several members hadn't seen them so Barbara Preslier will email them to each board member, now and in the future.

### **Old Business**

#### **1. Engineering** - shouldn't effect the cost of maintaining of our drain system

Paul: El Paso master plan strategic look for next 10-30 years. May make development easier to approve.

Water table issues - el paso county requires 300 years

#### **2. HOA Expenditures** - no further effects from engineering. There are three lots still open (small patio homes) which would effect the drainage basin.

Jim- thought it would only be one lot. It would be upstream of ditch.

Paul - 2 east, and one farther east (west of the current house)

Joe - thought it was only open land

Paul - one person owns all 4 lots (includes one house)

Jim- are they entitled to drain into our basin?

chris - none of our lots are adjacent to the basin. It's not just for our HOA.

Jim - do the patio homes on High Pines drain in there too? answer is YES.

Now it's a different issue.

Barb - why are we responsible for the basin?

Herb - what is draining into that pond?

Chris - there is a second detention pond down on Piney Ridge (High Pines Subdivision)

Patio homes came later, in about 2005. The smaller pond is assigned to patio homes. The larger one is assigned to us.

Paul did research as to whether it's been done properly. We are responsible for maintaining that large one.

Most others are maintained by the county. We would have to go to county commissioner to have it changed.

None of the homes adjacent to it our in our HOA.

Herb - what is it costing us each year to maintain it?

Chris - \$250/year on average

There was one cost to fix inlet—happened one-time only (Hagopian)

Paul - his opinion only. County not taking any of them over. The county may charge for it.

We are worried about builders damaging it.

Joe - do we need a legal document

Jim - do we have a diagram showing a county approved plan for the drainage?

chris - there is no provision for drainage for the lots immediately to the east of it.

Jim - who's lot would their drainage come down then?

Chris - we have to make sure they don't damage them.

Joe - need open communication with patio homes HOA. We need to go on record with the other HOA. (Graham Smith may be president of that HOA (Paul)

Chris - low risk, low cost

### **3. HOA distribution:**

Jim - as long as no-one damages it. We need a vote if we're going to authorize Chris to do the distribution that we discussed.

Makes a motion to make the distribution.

Seconded.

Chris - we are keeping some money back. About 3 years operating expenses.  
We're voting on the prorated amount.  
Jim - yes, Joe -yes, Barb - yes, Herb - yes, Rich - yes, chris - yes  
unanimous vote.

Distribution will be done before the end of May.

## **New Business**

### **1. Summer Barbecue** - proposed location and budget

Chris - in the past, we've spent about \$150. Prob more this year.  
Jim - when is the bbq held?  
Joe - will folks show up now?  
Jim - ask Chris is Holly would remember who offered to help organize?  
Chris - will send out an email for suggested dates and organizers  
HOA would provide a certain amount for meat (or similar)

### **2. Infinite Disposal**

32 have switched  
Chris - invite the disposal company and let them leave flyers for the rest of the families.  
New buyers - have a welcome packet. Barb will put together an idea on what should be in it.

**3. CD interest rate** - Chris - the CD's we have now mature in October. AMEX has an opportunity to use the money with a bank account. Like a regular checking account.

Should it be a 1 year thing?

Chris - we've only been renewing for 1 year. We think interest rates will go up. He will research it.

**4. Changes on the board.** Update bank signatures. Who is on now? Chris is the only one still in the neighborhood. There are other names of people who have moved. We need updated signature cards. 2 or 3 of us should be on there.

Joe - Chris, VP and Pres. should be on. Chris will take of this.

**5. Treasures report.** Budget discussed. (Turf master - Chris is calling him.)

**6. ACC report.** Architectural control.

Next meeting - this is 2nd quarter meeting, next one will be middle August 17th. Go for in person meeting at Jim's house.

**Next Meeting date.** August 17, 2021

**Adjourn.**

Jim motions to adjourns.

Chris seconds.

Notes prepared by secretary, Barbara Preslier.