

HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)
Annual Membership Meeting
January 24, 2017

Call to Order

Meeting called to order at 6:35 pm by President, Paul Pirog, at "Woodmoor Barn" 1691 Woodmoor Drive

Members were asked to sign in and provide updated e-mail addresses.

Based on the following list of attendees it was determined that a quorum was present.

The Board and members introduced themselves.

Attendees

Paul Pirog, President
KeithAnn Peevyhouse, Vice President
Chris Taylor, Secretary/Treasurer
Rich Hansen, Director-at -Large
Ron Scott, Ex Officio Director
Mary Scott
Debbi Jahaaski
Jerry Peevyhouse
Theresa Baumgartner
John Nelson
Jim Hadley
Andy & Shelley Warner
Gage Parrish
Daniel Teague
Steve Oakley
Jessie Schaffer, Guest speaker

Presentation by Guest

Jessie Schaffer, District Manager of Woodmoor Water & Sanitation District, was invited and presented various issues relating to costs of services, particularly details regarding the purchase of water rights and subsequent increase in area water bills. He elaborated on the need for the purchase and implications surrounding the projected needs for increasing the water supply to our area. He presided over a question and answer period for the members. President, Paul Pirog, thanked him for his excellent presentation noting that we needed to halt the questions so we could proceed with the Agenda for the meeting.

Minutes

Minutes from the 2016 Minutes were presented to the members in printed format as they entered the meeting.

Motion by Ron Scott to approve the Minutes as presented, seconded by Rich Hansen. Motion carried.

Treasurer's Report

Chris reviewed the Balance Sheet from 12/31/2016 which showed that we have \$65,494 in cash, \$800 in receivables, and \$1,131 in prepayments, putting the HPOA in a very good cash position. Chris noted \$23,758 of the cash is restricted for the Operating Reserve. An updated Reserve Study is currently pending and the Board will review the reserve amount when the study is completed. Chris noted that due to changes in the amount of property we actually own and are responsible to care for, the amount currently in reserve may be sufficient for a while, pending the outcome of the updated Reserve Study. Chris pointed out that we have \$225 in outstanding liability on the Balance sheet, so \$67,200 of assets are considered Equity of the HPOA.

Chris then reviewed the Income Statement for 2016 which showed that Revenue for the year was \$12,505. Therefore, total expenses were below budget and the net income for 2016 was \$6,930. Motion by Jim Hadley to approve the 2016 Treasurer's Report, seconded by Rich Hansen. Motion approved by unanimous vote.

Chris reviewed the 2017 Budget. Chris said that due to our excellent financial position, the Board further reduced Homeowner Fees for the coming year to \$120 per homeowner. Chris stated that the members had been informed by e-mail that Homeowner's Fees can now be paid on line. The normal operating expenses will not substantially increase this year. The one-time item of landscaping the High Pines subdivision entry-way is still pending estimates so that amount will change accordingly. It was agreed that once a landscaping plan is fully developed for the entry-way that it would be shared with the entire HPOA membership for approval, consideration, and review. Motion by Rich Hansen to approve the 2017 Budget, seconded by Gage Parrish. Motion approved.

Web Site

Paul Pirog reported on the status of our current web site. Paul noted that it now includes a "Google Earth" map of our specific area. It also includes e-mail addresses as contact information for each of the officers. Paul informed us that all new rules and forms for additions and remodels are now available on the web site as well. Paul thanked Chris Taylor for his excellent work in continually developing our web site.

Update on Property Issues

Paul Pirog researched County records extensively on the various property issues surrounding Tracts A, B and C. Paul spoke to the property issues as they related to changing the responsibility for ownership and maintenance of Piney Hill Point Road and the detention ponds to El Paso County. Paul wrote a report of the History of the property issues of our Owner's Association and High Pines Patio Home Owner's Association for the Board. (Issues pertaining to ownership of Piney Hill Point Road, the fence and landscaping strip along that road, and the detention ponds.)

Paul explained Tracts A, B and C and various issues regarding the builder's intentions relating to Quit Claim Deeds filed affecting the ownership of these tracts. Paul concluded in the report that quit claim deeds filed with the County make the builder's intentions clear and place the responsibility for maintenance of Tract A (the detention basin) and Tract C (15-foot easement next to County Line Road behind lots 61-65) with HPOA. He also concluded that Tract B (Piney Hill Point Road and the 20-foot strip of land on both sides of the road + the fence behind Lots 4 and 14-16 on Dark Pine Ct) belong to the High Pines Patio Home Owner's Association.

New Business

Complaints – there have not been many complaints this year. Most are resolved with the exception of the complaint regarding mud from runoff at a house adjacent to new construction which will hopefully be resolved by this spring.

NEPCO – Paul reiterated that this organization representing many of the HOAs in Northern El Paso County is helpful in that its membership represents a significant portion of the voting public in our area and can exercise substantial influence in upcoming planning and legislation in our local area and state. The Board feels that our continued membership in this organization is beneficial, especially as we seek to change the accountability for maintenance of the detention basins and Piney Hill Point Road to the county. Members can find a link to NEPCO's web site listed on our web site.

New Rule – Paul Pirog reviewed the new rule on design guidelines for storage sheds and outbuildings. He informed the members that the new rules are available on the web site. Property Improvement Request Form – Paul informed the members that the Board agreed to reduce the application fees for changes and property improvements to \$25.00. Paul Pirog pointed out this form is also available on the web site. Instructions for submitting the request are included on the form.

Election of New Officers/Directors

Paul Pirog presented the list of officers/directors for 2017 as follows:

President – KeithAnn Peevyhouse
Vice President – Rich Hansen
Secretary/Treasurer – Chris Taylor
Director-at-Large – Ron Scott

Paul noted that we are in need of volunteers as Ron Scott had agreed to serve on as the Director-at-Large on the Board if no one else stepped forward for the position. Paul opened the floor to further volunteers or nominations. Theresa Baumgartner volunteered to serve in the position of Secretary and Daniel Teague volunteered to serve in the position of Director-at-Large. Paul stated that his position according to the Covenants, transitions to Ex Officio Member.

Paul thanked the volunteers and presented the proposed list of officers for 2017 as follows:

President – KeithAnn Peevyhouse
Vice President – Rich Hansen
Secretary – Theresa Baumgartner
Treasurer – Chris Taylor

Director-at-Large – Daniel Teague

Ex Officio Director – Paul Pirog

Motion by Rich Hansen to approve the proposed list of officers for 2017, seconded by Jerry Peevyhouse.
Motion carried.

Closing Remarks by New President

KeithAnn Peevyhouse thanked all of the members present for their attendance and participation in the meeting. She also noted and thanked the Board for their hard work and diligence not only for this past year, but those serving for many previous years. KeithAnn encouraged members to participate in upcoming Board meetings and encouraged members to contact the new Board with any questions or concerns.

KeithAnn adjourned the meeting at 8:05.