

High Pines Owners Association (HPOA)

Meeting convened at: Online with Zoom on January 26, 2021

Members present:

Board Members Present: Jim (and Phyllis Sittner), Rich (and Linda) Hansen, Chris (and Holly) Taylor, Herb Preslier and Barbara Preslier (4 homes)

Board Members absent: Dan Teague

General Members: (Quorum of 1/10th needed)

Names: (17 homes)

Joe and Susan Berube

Matthew Mercado

Gage Parrish

Nicholas and Kathy Boley

Paul and Mary Pirog

Greg and Maureen McKasy-Donlin

Jerry and Keithann Peevyhouse

Ron and Mary Scott

Joe and Celeste Todd

Matthew and Christine Beverly

Stephen and Stephanie Oakley

Jon and Michele Hagopian

Dion and Karen Kearney

Daniel and Denise Teague

Sherry and Bob Mason

Jennifer Mueller

Col Beverly and Carlisle Barrack

Total homes: 62, total homes present: 21 (approximately 34%). Quorum reached.

The meeting was called to order at 6:15 PM by Jim Sittner, second by Rich Hansen.

Old Business:

1. Drainage ditch was fixed.
2. Review/Approval of 2020 Treasurers Report (copies on line)
No discussion.
Rich approves. Jerry second.

General Discussion of 2020 activities:

1. Cleaning of sand and dirt from detention pond drain at end of High Pines to the Private Road for town homes was resolved.
2. Michele Hagopian- problem with dirt running down was fixed. The berm was fixed.
3. **Complaints:**

- A. The renter issue (noise/unkempt lawn area/multiple cars in drive and street) was resolved. The renters are gone. The new renters are moving in soon.
- B. Dogs running around without a leash (El Paso county leash law), dog leftovers.

Not resolved, but if we comply (our HPOA), that would be nice.

Joe Todd - dog did it on front yard, the owner was confronted by daughter. The lady cursed at daughter.

Herb - no reason to be rude. Is the leaving of dog poop against the rules if the dog is on the leash? The problem is that our HPOA is small. It'd be nice if all the HPOA's do it. Need to do something if it's a recurrent problem.

Denise - she walks her dog off leash. She only does it on icy days. She picks up after him.
Rich - concerned that although it's safety reason, it's breaking the leash laws.

Chris - those people at Joe's house were prob not neighbors. It's not okay, but we can't do anything about it.

Herb - maybe put up signs and bags.

Rich - we'll talk about dog signs next meeting.

Joe agreed to check on costs of bags and signs.

Rich discusses the complaint process:

- 1. If a person has a complaint then they should first talk to the neighbor about the issue that is the problem
- 2. If not resolved then contact the Board who will have one of their members along with the person making the complaint go and discuss with the problem neighbor.
- 3. Make sure you follow the guidelines in our covenants.

Also:

1. We still have people building fences, etc.... without approval.
2. Be respectful of the **Private road** postings. Not to drive on. OK to walk down with a dog on leash

3. **Facebook** established for the HPOA

“High Pines Owners Association of Monument, Colorado”

We have 7 members now.

Will need emails to invite

Barbara Preslier and Michele Hagopian are administrators

It will be good for communication. We can use it for alerts.

Barb will invite all. Of course, those who aren't on FB won't have access.

4. Phone numbers on website.

At the last board meeting, there was a motion to have all phone numbers on the website.

The numbers are not on the website.

Barb - are we having phone numbers?

Herb - how many calls do we get a year?

Answer for the past year: The title company, 2 calls from outside the HPOA with complaints about our HPOA.

President ACC (Rich this year) chair will answer phone calls - this will be put on website.

Paul - we may not want to put too much info on web page. There are not enough emergencies to the HPOA.

We will have the leash number, sanitation phone number, etc....

How to use the HPOA web site:

If click on president, gets forwarded to the president.

Chris, treasurer, has his phone number on there too.

All forms are on the site

We decided not to do phone numbers.

Discussion closed. All approved.

5. Summer picnic

Continue to table the picnic. Molly and Denise will help if we have one.

We will send out an email blast in March or April, and take a census.

New Business

1. Paul sent an email today to all members regarding a potential engineering problem.

El Paso County (EPC) recently changed their Engineering Criteria Manual and it may have placed a number of responsibilities upon stormwater basin owners like the HPOA for our detention basin.

The issue is that they changed the manual, and it could affect our HPOA. In July, 2019, they changed rules due to population numbers.

It may be wise to have someone look into it.

Maybe have a one-time inspection.

Jim- quality or quantity of discharge is the problem. We wouldn't have an issue if the pond is large enough not to have a discharge.

No-one has ever seen a problem here. Huge pond with little discharge.

Paul - Even in a very large storm there is very little water and no build up.

Jim - we'll need to see how El Paso County will deal with this.

Rich - We will continue to look into this further.

2. Excess reserves

Chris reports:

The average equity and excess cash. He performed a lengthy analysis.

It's about 60K equity.

In 2012, the HPOA fees increased to \$240/year. Now we pay 100/year.

The bottom line is that we've had growth between 2012 and 2015.

So, he looked at each move-in time and determined how each lot paid. We could do a refund based on lot.

We have about \$33,000 operating cash.

We have about \$14,800 to distribute.

Should we do a refund?

Rich - concerned with the cost of the retention pond engineering problem.

Chris - believes that retention ponds are part of the county.

If there is a problem and our insurance doesn't cover it, then reserves are used.

Paul - this could be an adverse risk. If get rid of entire 14K, we'll never be able to raise our dues. He thinks we should keep half of it.

Chris - been very steady for many years. Even with this analysis, we have 3 years in our operating reserve. We still have the required reserves.

Rich - how often do we have to review these reserves.

Paul - we've done it twice.

Rich - the fence, the entrance, and retention pond are things that are easy to calculate out.

Chris - the allocations are determined by how the reserve was built up over the years.

Ron Scott - agrees to how it was done

Jerry Peevyhouse - agrees

Paul- agrees, but there is a risk

Chris - believes the risk is minimal. Doesn't see value of holding the funds.

Herb - how will you distribution?

Chris - He will use the bank account. He can do online bill pay.

Paul - people may complain who have moved.

Jim - should Paul and him look into the retention pond problem first? Then, if no risk, we'll do it later on.

Chris - okay to defer it. We can do an email vote.

Jerry - only contingency is the pond. Let's get rid of that issue.

Denise - we shouldn't be responsible for the retention pond.

Paul - ours may be 15 acre feet, which can be taken over.

Denise - offered to ask Dan to take a look at it, but Jim and Paul will take care of it.

Phyllis Sittner - don't refund until after issued is resolved.

Paul - condition vote or wait.

Dion - let's do a conditional vote.

Chris - need a motion based upon the condition.

Barb - makes the motion

Joe - seconds the motion

Chris asked each of the home owners present. All but one said "yay."

Paul is the only one who said "nay."

Motion passed.

Next years HPOA Board selections:

Procedure - most positions move up.

1. Election of new officers for 2021

- a. President—Jim Sittner
- b. Vice President—Herb Preslier
- c. Director at Large—Joe Todd
- d. Secretary—Barbara Preslier
- e. Treasurer—Chris Taylor
- f. Ex-Officio Director/ ACC chair—Rich Hansen

Vote taken. Rich - no nay votes. All officers elected.

Dion - thanks Rich for his service

Huge thank you to Daniel Teague (also to his wife Denise) for their several years of Board work

Denise (Dan not present) - you're welcome. It's been a pleasure to have this many people here.

Future meeting dates. Perhaps August, 2020.

Barb Motions to adjourn. Dion seconds.

We all agree to close the motion.

All agree to end meeting.

Meeting adjourned.

Notes prepared by Secretary, Barbara Preslier.