

Meeting Minutes for High Pines Owner's Association (HPOA)

Special Meeting of the Members

Date: November 3, 2025

Time/Location: 6:00 pm at the Monument Library

Board Members Present:

- Lot 30: Steve Ingersol, Vice President
- Lot 29: Sara Kershaw, Member-at-Large
- Lot 43: Christie Beverly, Secretary
- Lot 22: Rich Hansen, Ex Officio/ACC

Board Members Absent:

- Lot 21: Jim Sittner, President (prior commitment)
- Lot 3: Jeremy McIntire, Treasurer (prior commitment)

HPOA Members Present:

- Lot 1: Ron & Mary Scott
- Lot 9: Debbie Hall
- Lot 21: Phyllis Sittner
- Lot 23: Jerry Peevyhouse
- Lot 27: Dion & Karen Kearney
- Lot 31: Petra Allen
- Lot 39: Marcia & Wayne Rice
- Lot 44: John Nelson
- Lot 48: Shelley Warner
- Lot 50: Bob Linza
- Lot 54: Richard and Danielle Osborne
- Lot 55: Herb Preslier
- Lot 61: Roy Martinez
- Lot 19: Bob MacDonald (via proxy)
- Lot 32: Mary Weiland (via proxy)

Minutes

Purpose of this meeting is to answer questions about the proposed revised Declarations and Bylaws, explain the online voting process through Election Buddy, and to formally open the voting window.

In Jim's absence, Steve Ingersol called the meeting to order at 6:05 pm, provided opening remarks and thanked everyone for coming. Jim Sittner and Jeremy McIntire had prior commitments. Valerie Cox is available via text if we have legal questions. Thanked Roy Martinez for being our NEPCO rep and providing a Buc-ee's update later in the meeting. Steve opened the floor questions or comments.

- Jerry Peevyhouse thanked the Board for all their many hours of work and that this update was much needed.
- Petra Allen asked if there's an opportunity to get street lighting for safety, as the neighborhood is very dark when walking at night.

- Shelley Warner asked about streets and road maintenance – said everyone in the High Pines cul de sac has contacted the County to no avail and asked if the HOA could add pressure to the County to get this work done. It was suggested they keep calling and continue to file Citizen Connect complaints including photos of road damage.

Steve announced upcoming meeting dates: regular BOD meetings on November 20 and December 9 (both at 6:30 at Jim Sittner's house) along with the annual meeting on January 22*, 2026, at the Woodmoor Barn (*Update: The annual meeting was later moved to January 20, 2026). Also announced the nominating committee is still looking for a VP for next year (3-year commitment). The current secretary, treasurer, and member at large are all planning to continue their roles.

Sara Kershaw explained the online voting process and that emails went out at 8:00 this morning. Some people have already voted online. No one had questions about online voting.

Sara motioned to close the business part of the meeting; Dion Kearney seconded. Business portion of special meeting of members adjourned at 6:20 pm.

Roy Martinez Provided Buc-ee's Updates

Updates Since September

- Sept 9 Palmer Lake election recalled two trustees (Ball and Dreher), elected two new ones (Harris and Mosely), and voted overwhelmingly in favor that any future annexation must be voted on by people
- Letter from Governor and two Senators opposing this location
- Oct 2 meeting: Needed a supermajority on the zoning and since Buc-ee's saw it wouldn't pass, the attorney for Buc-ee's requested that it go to election before the trustees can vote on it; was approved by majority vote and never opened the hearing for zoning
- Election set for Feb 20 for Palmer Lake residents to vote on Buc-ee's annexation and zoning
- Trustee Amy Hutson resigned following the meeting
- New non-profit "Palmer Lake for the People" founded by Palmer Lake residents since there was so much backlash against "outsiders"
- New petition started to recall trustee Tim Caves

Next Steps

- BOT vacancy left by Hutson; opened applications for appointment
- The BOT is at a 3-3 stalemate; if no decision reached in 60 days, will go to election
- Mayor Dennis Stern is eligible for recall in December

What Happens if PL Annexation Fails

- They will go back to County; water will still be an issue, as obtaining water is possible but difficult, time consuming, very expensive, and Buc-ee's must become its own water provider

County Denver Basin Aquifer Water Study

- County hired a consultant to evaluate the Denver Basin
- Most municipalities did not share their data with consultant, concerned what the county would do with the data
- Painted a rosy picture of the groundwater basin; recommended no policy changes

What We Can Do Going Forward

- Continue to fight the Palmer Lake annexation – volunteer or donate; Buc-ee's approach is to wear communities down over time
- If Palmer Lake annexation fails, regroup as a community to stop process with County
- Coordinate with Cattlemen's Association to work with governor, Dept of Water Resources, and CDOT

Meeting minutes prepared by Christie Beverly, HPOA Secretary