

UNAPPROVED

HPPHA BOARD MEETING

November 15, 2021

6 – 7 pm

Welcome and Introductions

- Board Members present
 - o Jonathan Flanner, President
 - o Graham Smith, Vice President
 - o Nicole Benton, Treasurer
 - o Jennifer Cunningham, Secretary
 - o Jerry Williams, Member at Large
- 4 homeowners present

Jennifer moved to approve the minutes from Oct 14, 2021, seconded by Jerry.

Treasurer's Report

- Still no reserve funds
- Balance is \$11,700
- Spent year to date: \$66,399
- 3 units need to pay road dues for 2021 (Units 7, 10, 11)
- 4 units have not paid dues for November 2021 (Units 5, 13, 29, 36)

Old Business:

- American Family (AmFam) Insurance policy renewal increased from approximately \$37,000 to approximately \$53,600 per year beginning Dec 1, 2021. Passage of the new insurance amendment is critical.
- A final mowing was done in October
 - o Empty lots are not common area, so not included in mowing contract
 - o Board will discuss periodic mowing of empty lots
- Members need to ensure their dues are current. Members will be contacted.
 - o Empty lots do not pay \$250/mo dues
- Some residents on Piney Hill Pt still need to pay 2021 annual road dues. Members will be contacted.
- Contract for snow removal has been signed for 2021/22.
- Based on fee schedule, not proceeding with Altitude Community Law to review updated insurance amendment
- Notified Woodmoor Water that water system was never turned on, so no backflow testing was necessary. Woodmoor Water has not responded.
- Jonathan will contact DemasCO to put dirt at 1558 Piney Hill Pt in the hole

New Business:

- Member Williams will get a quote for tree limbing and submit to the Board
- How to pay dues – please no in-person (drop off at the bank) or ACH payments because they are not traceable to the homeowner.
 - o Owner should set up automatic billing or mail checks to PO Box 1761, Monument, CO or to Routing # 307070005 and Account # 1000816162101.
 - o Dues are due by 7th of the month

- 2022 road dues of \$80 need to be paid in January
- Insurance amendment has been rewritten
 - Given to AmFam for review and to provide a quote
 - Jerry will contact AmFam to identify limited common elements (common grounds, fence, sidewalks and driveways, tree damage)
 - Need to go to membership vote on proposed amendment
 - Requires 30 days review
 - Amendment then needs to be filed with the county

Tabled Business:

- Removal of dead trees
- Inclusion of empty lots into mowing contract
- Community rules need to be reviewed and then posted on the website
- Develop a Welcome Packet for new homeowners

Member Comments:

- None

Meeting adjourned at 6:47 pm.

High Pines Patio Homeowners Association
2021 OPERATING BUDGET
YTD (Nov 2021)

Insurance (AmFam)	\$38,000	\$34545
Snow Removal	12,000	\$ 9866
Lawn Mowing	12,000	\$11515
Utilities: Trash	4,500	\$ 4574
Water	5,500	\$ 2490
Building Maintenance	0000	\$ 1350
Irrigation repair	2,000	\$ 0
Roads/Grounds Maint.	4,000	\$ 0
USPS, U.S./CO filings, etc.	600	\$ 649
State & Fed Taxes	400	\$ 410
Membership loans	1000	\$ 1000
Reestablish website	0	0
CC&R changes/re-write	0	0
Contributions to Reserve Fund	0	0
Total Annual Budget	\$80,000	\$66399