

## HPPHA BOARD MEETING

October 14, 2021

6 – 7 pm

### Welcome and Introductions

- Board Members present
  - o Jonathan Flanner, President
  - o Jennifer Cunningham, Secretary
  - o Nicole Benton, Treasurer
  - o Jerry Williams, Member at Large
- 1 homeowner present

Jennifer moved to approve the minutes from Sep 14, 2021, seconded by Jonathan.

### Treasurer's Report

- Balance is \$9718.86
- Reserve: \$473.57
- PHP Road: \$268.43
- Spent year to date: \$61,367

### Old Business:

- We will be staying with GFL for trash service for now
- Manhole cover repair approved due to safety and snow removal. Estimate was \$1600.
- A draft of the insurance amendment is being drafted to send to Altitude Community Law for review

### New Business:

- AmFam insurance policy renewal increased from approximately \$37,000 to approximately \$52,000 per year beginning Dec 1, 2021. Passage of the new insurance amendment is critical.
- We will contact a small business owner for separate snow drift removal
- A final mowing will be scheduled, providing DemasCO with a list of items to accomplish
- Members need to ensure their dues are current
- Some residents on Piney Hill Pt still need to pay 2021 annual road dues. Members will be contacted.
- Jerry moved to approve the 2021/22 snow removal contract, Jonathan seconded. Motion was passed.
- Jonathan moved to preliminarily approve the hire of Altitude Community Law to review updated insurance amendment, Nicole seconded. Motion passed.
- Jonathan will contact Altitude Community Law for a proposal and cost.
- Woodmoor Water is requesting a backflow test. We never turned on either system, so we are requesting we need not conduct these tests this year.
- Jonathan will contact DemasCO to put dirt at 1558 Piney Hill Pt in the hole
- Community rules need to be reviewed and then posted on the website
- Develop a Welcome Packet for new homeowners

### Tabled Business:

- Removal of dead trees

Meeting adjourned at 6:57pm

**High Pines Patio Homeowners Association**  
**2021 OPERATING BUDGET**  
**YTD (Oct 14 2021)**

Insurance (AmFam)	\$38,000	\$31405
Snow Removal	12,000	\$ 9866
Lawn Mowing	12,000	\$10151
Utilities:   Trash	4,500	\$ 4329
Water	5,500	\$ 2241
Building Maintenance	0000	\$ 1350
Irrigation repair	2,000	\$    0
Roads/Grounds Maint.	4,000	\$    0
USPS, U.S./CO filings, etc.	600	\$  614
State & Fed Taxes	400	\$  410
Membership loans	1000	\$ 1000
Reestablish website	0	0
CC&R changes/re-write	0	0
<b>Contributions to Reserve Fund</b>	<b>0</b>	<b>0</b>
Total Annual Budget	\$80,000	\$61367