

HPPHA BOARD MEETING
September 14, 2021
6 – 7 pm

Welcome and Introductions

- Board Members present
 - o Jonathan Flanner, President
 - o Graham Smith, Vice President
 - o Jennifer Cunningham, Secretary
- 4 homeowners present

Treasurer's Report

- Still no reserve funds
- Balance is
- Spent year to date: \$57, 337

Discussion Items

- Update on insurance amendment
 - o Need approval from 67% of mortgagees to pass changes to the **insurance amendment** in the CC&Rs
- 1st Mortgagee Information
 - o According to the CC&Rs, homeowners are required to submit mortgagee information
- Trash service change
 - o Green for Life (GFL) unresponsive and unreliable
 - o Infinite Disposal
 - Competitive w/ GFL
 - Will need to swap trash receptacle
 - Perhaps a different pick-up
 - Recycling will be a separate fee, homeowner's responsibility, \$10/month
 - Graham to follow-up for finalized bid
- Manhole cover repair
 - o \$1,600 to repair for asphalt
 - o Holding off due to finances
- New website
 - o hppha.godaddysites.com

Member Comments

- How are CC&Rs being handled?
 - o Only insurance portion being amended
 - Joyce volunteered to help rewrite
- Submit drifting snow requests via website form
 - o Separate drift contractor
- Who's responsible for dead trees?
 - o New build – builder is responsible

- Hierarchy for maintenance requests
 - Safety
 - Sale of a home
 - Community Impact
 - Esthetics

High Pines Patio Homeowners Association **2021 OPERATING BUDGET ***

YTD

Insurance (AmFam)	\$38,000	\$28264
Snow Removal	12,000	\$ 9866
Lawn Mowing	12,000	\$10151
Utilities: Trash	4,500	\$ 4450
Water	4,000	\$ 2242
Building Maintenance	3,000	\$ 1350
Roads/Grounds Maint.	3,000	
USPS, U.S./CO filings, etc.	1,500	\$ 1014
Reestablish website	0	0
CC&R changes/re-write	0	0
Contributions to Reserve Fund	0	0
Current Total Annual Budget	\$79,280	\$57337