

HPPHA BOARD MEETING

December 9, 2021

6 – 7 pm

Welcome and Introductions

- Board Members present
 - o Jonathan Flanner, President
 - o Jennifer Cunningham, Secretary
 - o Jerry Williams, Member at Large
- No homeowners present

Jennifer moved to approve the minutes from Nov 15, 2021, seconded by Jerry.

Treasurer's Report

- Balance is \$9,170
- No reserve funds

Old Business:

- Have not received a quote from Williams for a tree limbing
- 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

New Business:

- New insurance premium has been provided. Some refinements need to be made before a final quote is given.
 - o Quote is significantly less than current premium
 - o Need to distribute new amendment, by certified mail, email and on the website
 - Jennifer to write cover letter and voting form
 - Notify homeowners (26) to secure home policy by March 1, 2022
 - Put a notice in Gazette
 - o Schedule a vote for 30 days from date of mailing
 - January 25th meeting
 - No meeting in February 2022
- Reviewing approval of steps in Bill Young's yard. He will be funding and maintaining.
- Bill Young and Karen Barsworth's mailboxes were vandalized, but repaired on Dec 7
- Final mowing occurred in November
- Graham to contact owner of lots 1404, 1432 and 1446 informing them of past road dues

Tabled Business:

- Review community rules
- 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