

# HPPHA ANNUAL BOARD MEETING

October 10, 2023

6 – 7 pm

## Welcome and Introductions

- Board Members present:
  - Jonathan Flanner, President
  - Manuel Delatorre, Vice President
  - Jennifer Cunningham, Secretary/Treasurer
  - Graham Smith, Member at Large (HPD)
  - 7 homeowners present

Jonathan moved to approve the minutes from Jul 10, 2023. Manuel seconded.

## Treasurer's Report

- 4 homeowners are past due.
  - o We strongly encourage you to set up automatic bill payment through your bank arriving before the 7<sup>th</sup> of each month. Simply have your bank mail a check to HPPHA, PO Box 1761, Monument, CO 80132.
  - o One resident is three months past due and has been sent an Intent to Lien letter
- \$30,895.14 total as of 10 Oct 23
  - o 26,675.16 in main account
  - o One check for \$2800 outstanding
  - o \$4,309.63 in reserve fund
  - o \$.35 in Ent accounts
- Annual tax filing is complete
- Extra expenditures

2023 Unplanned Expenses	
a/o 5 Oct 23	
Expenses	Cost
Deck Staining	\$4,700
Retention Basin Repair	\$6,000
Fence Repair	\$1,825
Tree Removal	\$5,100
Gutter Cleaning	\$2,200
Tree Trimming	\$340
PHP Core Samples	\$2,650
Attorney Fees	\$1,100
Crosspath Street Survey	\$2,400
Electrician for Solar Panel Work	\$150
PHP Cul-de-Sac repair	\$3,500
HPD Cul-de-Sac repair	\$3,580
Total Expenses	\$33,545

Outstanding Expenses	Cost
Civil Engineer to Review Core Samples and Street Survey and Prepare Estimate	TBD
Drainage Work between Plott/Williams Houses	TBD
Landscape clean up - 1586 PHP	TBD

## Old Business:

- Tree Removal
  - o Some affected by beetles, some by winter stress (will come back)
  - o Three bids
    - Tom's Lawn and Tree Care - \$4500, remove 16 – 22 trees, no spraying
    - Precision Tree - \$2450, not specific number, \$25/tree to spray
    - Tall Timbers - \$2765, remove 13 trees, \$10/tree + \$100 (37 trees) to spray
      - Ask about how low they cut
      - Get bid for High Pines trees
      - Reimburse Nicole for the 10 trees she had sprayed
    - Board voted on Tall Timbers
    - They will be out on 20 July to remove infected trees
  - o Have Tall Timbers evaluate spraying High Pines Dr
- Red Beard
  - o Have him mow the empty lots, will probably charge us
  - o HOA Spring Clean-up
    - Rescheduled to 12 - 14 Jul
    - Pine needles, fallen branches
- Weed spraying is a separate contract
  - o First spraying done mid June
  - o Residents to submit requests for specific areas
  - o Second spraying in early August
- Cement pad for PHP cluster mailbox
  - o Complete
  - o Cost TBD
- Cement Fence along County Line
  - o Peak Fencing - \$2275, fixes three sections that are leaning and a cracking section
  - o Board voted to repair
- Road survey
  - o Almost complete
  - o \$2400, yet to be paid
- New consolidated plat map being made
  - o \$750, yet to be paid
- Deck Staining
  - o Need three bids due to size of job
  - o Five or six homes will be taken care of
  - o All wood will be stained
- CCRs
  - o Final review required
  - o Modeled around CCIOA rules

- Residents will be provided a copy of the revised document
    - Have 30-60 days to review
    - Have a community meeting to discuss
    - Put the document up for vote
  - Rules and Bylaws will be revised following passage of the CCRs
- Water system on High Pines Dr
  - Needs a backflow test
  - Solar panel needs a small repair
  - Trial run scheduled for the 15 and 16 Jul
  - Will check heads in Brenda Petersen's yard
- Water valve shut-off on PHP
  - \$50,000 to officially cap off valve
  - We will continue to pay the monthly access fee
  - The sprinkler system will be abandoned due to cost
- Remove solar panel at 1558 PHP

#### **New Business:**

- Distribution of new CCRs and voting plan
  - Hand-deliver with member signature by mid-month
  - Hold a special Q&A meeting in early November
  - Votes submitted by the end of November
- PHP transfer update
  - Core samples need to be taken and results given to the county
- Retention basins update
  - Repairs to be made 12 and 13 Oct
- Snow plowing contract
  - Going with Dail Landscaping again
  - Going to do ice melt again
    - Special attention will be given to Brenda's driveway

#### **Tabled Business:**

- None

#### **Member Comments**

- Sprinkler system on High Pines a priority for Brenda in the spring
- Some not happy with mowing contractor
- Brenda has requested ice melt on her cul de sac
  - She threatened to sue if she falls on the ice

Meeting adjourned at 7:01pm