

## HPPHA ANNUAL BOARD MEETING

January 25, 2024

5:30 – 7:30 pm

**UNAPPROVED**

### Welcome and Introductions

- Board Members present:
  - Jonathan Flanner, President
  - Jennifer Cunningham, Secretary/Treasurer
  - Graham Smith, Member at Large (HPD)
  - Jerry Williams, Member at Large (PHP)
  - 9 homeowners present (4 board members, 5 residents)

Jonathan moved to approve the minutes from Oct 10, 2023. Graham seconded.

### Treasurer's Report

- 0 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
- \$34,534.60 total as of 25 Jan 24
  - o 14,534.60 in main account
  - o \$25,000 in Reserve Fund
    - o Board is considering investing in CDs to maximize earnings
  - o Ent accounts are closed
  - o No outstanding bills
- 2024 Annual Budget
- Insurance
  - o Renewal rates are \$3329 and \$379, up from \$2788 and \$379

### Old Business:

- Distribution of new CCRs and voting plan
  - o Hand-deliver with member signature by mid-month
  - o Hold a special Q&A meeting in early November
  - o Votes submitted by the end of November
- PHP transfer update
  - o Core samples need to be taken and results given to the county
- Retention basins update
  - o Repairs to be made 12 and 13 Oct

- Snow plowing contract
  - o Going with Dail Landscaping again
  - o Going to do ice melt again
    - Special attention will be given to Brenda's driveway

#### **New Business**

- Tree spraying – spraying twice in the Spring to mitigate pine beetle
- Weed control
- Piney Hill Pt – getting a second opinion on the quality of the road for County assumption
- Retention basin – west basin has been graded and rocked, but had to stop due to weather. They will come back out and seed then the county will come out to approve.
- Snow plowing – all is going well, but there is some ice build-up in places. Extra ice is being applied to two special areas.
  - o Consider Liability waiver for 7' easement on High Pines Dr
  - o EPCO will not plow unincorporated roads if less than 6" snow
- New Board Mtg schedule: TBD for April, Jul, Oct
- CCR Discussion – meeting adjourned to discuss CCRs

#### **Tabled Business:**

- None

#### **Member Comments**

- None

Meeting adjourned at 5:52pm