

HPPHA ANNUAL BOARD MEETING

July 11, 2023

6 – 7 pm

APPROVED

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)
 - 13 homeowners present

Jerry moved to approve the minutes from Apr 11, 2023. Graham seconded.

Treasurer's Report

- **10** homeowners are past due.
 - o We strongly encourage you to set up automatic bill payment through your bank arriving before the 7th of each month. Simply have your bank mail a check to HPPHA, PO Box 1761, Monument, CO 80132.
- \$40,989.54 total as of 10 Jul 23
 - \$4,309.63 in reserve fund
 - \$.35 in Ent accounts
 - \$36,679.56 in Integrity account
- Annual tax filing has been extended to September

Old Business:

- CCR rewrite update
 - o With the lawyer for a third review. The next step will be presenting the new draft CCRs to the members for review and voting. Timeline TBD.
- New community plat
 - o Consolidating multiple versions of plats into one document
 - o There will not be changes made to anything in terms of legal descriptions
- Engineering evaluation of Piney Hill Pt
 - o Jonathan has talked to county personnel who provided requirements for the county to take over the road
 - o This assessment will simply give us an idea of whether we can afford to bring the road up to standards for a transfer of ownership
- Consideration of Spring clean-up and mowing contractor
 - o The board will solicit bids from contractors besides DemasCo
 - o Jonathan will speak with Brad Dail, the snow contractor
- Community Yard Sale
 - o Done in conjunction with the Woodmoor Garage Sale on Friday, 23 Jun and Sat, 24 Jun
 - o Would like a volunteer to help me with signage
 - Joe volunteered his children
- Board Elections
 - o Three offices will come open in August: President, Vice President and Treasurer along with a need for more Members at Large representing both streets

- New officers will be elected at our July meeting for a three-year term
- An incentive was proposed for those elected:
 - Officers could receive three months of dues credit
 - Members at Large could receive one month of dues credit
- Instructions will be forthcoming on how to run for office

New Business:

- Board Elections
 - Jonathan Flanner – President w 17 votes
 - Manuel Delatorre – Vice President w 16 votes
 - Jennifer Cunningham – Secretary w 17 votes
 - Jennifer Cunningham – Treasurer w 17 votes
 - Jerry Williams – Member at Large, Piney Hill Pt w 17 votes
 - Graham Smith – Member at Large, High Pines Dr w 15 votes
 - Roles take effect on 1 Aug 2023

- Tree Removal
 - Some affected by beetles, some by winter stress (will come back)
 - 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
 - Have Tall Timbers evaluate spraying High Pines Dr

- Red Beard
 - Have him mow the empty lots, will probably charge us
 - HOA Spring Clean-up
 - Rescheduled to 12 - 14 Jul
 - Pine needles, fallen branches

- Weed spraying is a separate contract
 - First spraying done mid June
 - Residents to submit requests for specific areas
 - Second spraying in early August

- Cement pad for PHP cluster mailbox
 - Complete
 - Cost TBD

- Cement Fence along County Line
 - Peak Fencing - \$2275, fixes three sections that are leaning and a cracking section
 - Board voted to repair

- Road survey
 - Almost complete
 - \$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
 - o 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
 - o Rules and Bylaws will be revised following passage of the CCRs
 - o By Law modifications will be required if proposed officer compensation was approved

- Water system on High Pines Dr
 - o Needs a backflow test
 - o Solar panel needs a small repair
 - o Trial run scheduled for the 15 and 16 Jul
 - o Will check heads in Brenda Petersen's yard

- Water valve shut-off on PHP
 - o \$50,000 to officially cap off valve
 - o We will continue to pay the monthly access fee
 - o The sprinkler system will be abandoned due to cost
 - o Remove solar panel

Tabled Business:

- None

Member Comments

- o 1544 – 1560 driveway needs repair
- o Consider painting/sealing metal bases of deck posts
- o Three lots are still for sale
- o One member would like a monthly budget statement
- o One member does not want the board members to receive any compensation for participation. It is less expensive than hiring a management company.
 - One member expressed support for the compensation based on the amount of effort the board puts
 - Suggested that it is reevaluated annually
- o One member feels the 3-yr board term is too long.
- o One member would like an estimate to replace removed trees

Meeting adjourned at 7:25pm