

**HPRA Member Meeting Minutes**

**August 14 2021 10:00 am Cedaredge Town Park**

**Abram Acton called the meeting to order at 10:08 am, quorum confirmed.**

**In attendance:**

**Abram Acton (President) - 1**

**Aaron Aneloski - 1**

**Chris & Jenna Blinn - 1**

**Betty Bulla - 1**

**Dale Cole - 1**

**Eric Larson (Dykes) - 1**

**David Fox - 1**

**Steve & Ramona Goff - 1**

**Gary Hutson (Board Member) and Patty Hutson - 1**

**Mike Kuene (Board Member) – 3**

**Gary & Reann Loomis - 2**

**Richard Neier (Board Member) – 9**

**Doug & Jen Olson - 1**

**Eric Root (James & Darlene Root) - 1**

**Jim & Susan Windham - 1**

**Robert Smith - 1**

**John Sudmeier (Vice President) - 1**

**Aaron Wagner - 1**

**Reese and Julie Wagner (Secretary) - 1**

**Frederick Wolfe - 1**

**Stanley & Vickie Wolfe - 1**

**Jeff & Stephanie Wyatt - 1**

**Alan Aveda - 1**

**Rick & Claudia Lopez - 1**

**Larry Serr (Treasurer)**

**Represented by Proxy:**

**Robert & Diana Foster (Abram Acton) - 2**

**Burke & Margaret Stoops (David Fox) - 1**

**38 of 51 lots represented (75%)**

**Quorum = 25**

**President's Agenda.** Abram Acton introduced himself as the HPRA President and passed out his agenda (attached). Members introduced themselves. The President mentioned some "micro-topics" he would like to focus on. Check and balances and to listen to all opinions and perspectives as we have a high probability of disagreements. Suggest and recommend to agree to disagree. He emphasized that we have an incredible community. However we must be mindful of the mindset of abundance vs scarcity and acknowledge that we are in a land of abundance. When we have a mindset of scarcity we tend to hoard resources. We all have 35 acres and would like to promote that we live and let live, be responsible and accountable for our own actions.

## **Old Business**

Road Maintenance - Abram explained the concept of road maintenance to new members. We decided last year to avoid hiring heavy equipment to maintain our roads. Approximately \$13-\$14K gravel was deposited from the gate up to Dave Fox's driveway on Williams Creek Rd to the San Juan Vista Rd intersection with Williams Creek Rd. A speed limit sign was installed, battery replaced in the gate, Mike, Dave, Reese cleaned ditches and built a road-rake. The rake is meant to hook up behind a pickup (and work similar to planer (6x8)). It acts to push gravel to the center of the road. It seems to work better when the road is dry. Abe wants everyone to be aware that there can be sparks thrown, so possible fire danger. Suggests keeping at a community mutual area (William's Creek and San Juan Vista) Road. Reese explained the new pull out will be good for large heavy equipment and snowmobile trailers, etc during the winter.

Weed Spraying: Richard Neier sprayed weeds this year. Reese reiterates that all these "services" are member-donated. Most maintenance is the responsibility of the landowner. Aaron Aneloski thought we should get started with weed spraying a little earlier. Abe thought that the road rake may be a useful tool regarding weeds. Keep rake in the center of the road

Fence: Bob Foster presented a plan to fix the Forest Service fence, Pete's, fence and the Colby Gate. Mike Kuene and Gary Hutson explained the issues surrounding these repairs. Involving trespassers, etc. The repairs have been completed and the trespass issue is under control.

Snow Plowing & Compensation: RW, reiterates that he plows where people are living. He does not plow like the HPRA roads are county-roads, He can't plow every time it storms otherwise he will plow all the gravel off the road.

Burning - Reese Wagner emphasized the need to only burn during the winter when there is snow on the ground.

Speed Limit - Aaron Aneloski mentioned that he felt that 25 MPH is too high of a speed limit for our roads

- **MOTION – Aaron Aneloski moves to reduce the speed limit from 25 to 15 mph, Blinn 2<sup>nd</sup> - Vote unanimous. Motion carried**

Stephanie Wyatt offered to cut the vinyl and Aaron Aneloski will help

### **Review of Accounting Reports – Larry Serr**

**MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENTS AND PRELIMINARY OPERATING BUDGET FOR 2021. (attached)**

Balance Sheet as of August 12, 2021 - Current assets accumulated over the last few years:  
\$50,281.54

Income & Expense Budget vs Actual, Jan thru Dec 2021 - We have spent \$14,539.02 so far this year

Balance Sheet, as of Dec 31, 2020 and Income & Expense Budget vs Actual, Jan thru Dec 20 - This is the final spending for 2020 since the last member meeting. At the end of 2020 we had a net surplus of \$18,799.00. We should be aware that there may be IRS issues on accumulated surplus. We may need to pay taxes. There was discussion between Aaron Wagner, Mike Kuene and Reese Wagner for and against keeping this much surplus

A/R Aging Summary - (Past due assessments) - We are current with all assessments due to HPRA  
Roads Maintenance & Improvements - Larry included a report of the amount of funds spent on road maintenance and improvements every year since 2010 with a total \$146,804 spent in the last 12 years

### **2020 Operating Budget**

Abram still likes the idea of donating funds (\$1,000) to the Volunteer Cedaredge Fire Department and gave approval for payment to be sent. All other remaining line-items were reviewed with no changes noted.

Abe suggests leaving surplus in the bank account. He likes the idea of implementing our road maintenance in phases in an effort to stay “ahead of the game”, Such as buying gravel in the upcoming years. Reese would like to stay up on gravel placement on the oldest, most-used parts of our roads and possibly buying larger culverts.

- **MOTION - Abram Acton moves to allocate \$18,250 for road maintenance from mailboxes to the West Elks View Rd intersection and ditch cleaning with the continued use of the road rake. Gary Hutson 2nds, vote unanimous. Motion carried**

- **MOTION - Abram Acton moves to leave assessments at \$500. Bob Smith 2nds, vote unanimous. Motion carried.**
- **MOTION - Abram Acton moves to approve Operating Budget for 2022 Aaron Wagner 2nds, vote unanimous. Motion carried.**

## **NEW BUSINESS**

- HPRA Park Aaron Wagner brought up the status of HPRA park - There is a question as to whether or not this area is surveyed or not. Aaron Wagner will take the lead with the research of the county records to verify the existence of this park. We will then discuss at our next meeting in 2022.

### **New Code for 2021-2022**

The new gate code was discussed and new code agreed on. When the code is changed the membership will be emailed. Discussion regarding the need for the annual change and visor placards. Abe will change the code.

### **Elect a Board Member**

There is one board member finishing his term this year: John Sudmeier. Abram asked for volunteers for board members with no apparent volunteers. John Sudmeier indicated he was fine with taking another term on the board.

- **MOTION – Richard Neier moves to nominate John Sudmeier to the board for a 3 yr term. Gary Hutson 2<sup>nd</sup> - Vote unanimous. Motion carried.**

### **Meeting date for 2022**

Next year's meeting date: August 13. 2022

- **MOTION – Abram moves to adjourn. Julie Wagner 2<sup>nd</sup> - Vote unanimous. Motion carried.**

## **MEETING ADJOURNED 12:21**

*Minutes submitted by Julie Wagner*

*Note – The Board members declined to have a Board of Directors meeting directly following the Member Meeting.*

Status of current board members:

Abram Acton, President – 2 years remaining

John Sudmeier, Vice President – 3 years remaining

Mike Kuene, board member – 2 years remaining

Richard Neier, board member – 2 years remaining

Gary Hutson, board member – 1 years remaining

# High Park Road Association 2021 Annual Meeting



## Recommendations for Road Raking

- 1) Recommended speed is below 10 mph
- 2) Please be conscious of not raking gravel off side of road
- 3) Best results are achieved when road is wet
- 4) Please leave rake at designated community spot

## Thoughts for the Year

- 1) Checks and balance system is very effective, we can agree to disagree
- 2) Abundance vs. Scarcity
- 3) Live and let live
- 4) Accountability

# High Park Road Association 2021 Meeting Agenda

- A) New Property Sales
  - 1. Introductions
- B) Old Business
  - 1. Snowplowing and compensation
  - 2. Weed spraying and compensation
  - 3. Colby gate, Pete's fence/gate
  - 4. Road Maintenance
    - a. grader
    - b. speed limits
    - c. gravel
  - 5. Battery replacement for gate
- C) Treasurer's Report
- D) Budget for 2022
  - 1. Secretary compensation
  - 2. Road maintenance
    - a. gravel
    - b. bar ditch
    - c. spraying
    - d. grading
    - e. road rake approach
  - 3. Compensation for Accountant
  - 4. Insurance
  - 5. Dues
  - 6. Donation to fire department and Delta County Sheriff
- E) New Business
  - 1. Plan of action for road maintenance 2022
    - a. bar ditch idea
    - b. road rake
  - 2. Election of one officer and one board member
- F) Gate Code
- G) 2022 meeting date

High Park Road Association  
**Balance Sheet**  
As of August 12, 2021

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	<u>Aug 12, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank of Colorado	50,281.54
Total Checking/Savings	50,281.54
Total Current Assets	50,281.54
<b>TOTAL ASSETS</b>	<u><u>50,281.54</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Gary/Rea Loomis	1,000.00
Total Other Current Liabilities	1,000.00
Total Current Liabilities	1,000.00
Total Liabilities	1,000.00
Equity	
Principal/equity	40,835.46
Net Income	8,446.08
Total Equity	49,281.54
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>50,281.54</u></u>

2:27 PM  
08/12/21  
Accrual Basis

High Park Road Association  
Income & Expense Budget vs. Actual  
January through December 2021

	<u>Jan - Dec 21</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	150.00	150.00	0.00
<b>Total Income</b>	<u>25,650.00</u>	<u>25,650.00</u>	<u>0.00</u>
<b>Expense</b>			
Accounting and reporting	0.00	1,200.00	-1,200.00
Fire protection	0.00	1,000.00	-1,000.00
Insurance	0.00	500.00	-500.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	0.00	400.00	-400.00
Office expense	164.90	200.00	-35.10
Road maintenance/improveme...	14,539.02	15,000.00	-460.98
Snow removal	0.00	1,000.00	-1,000.00
Weed spraying	2,500.00	2,500.00	0.00
<b>Total Expense</b>	<u>17,203.92</u>	<u>22,400.00</u>	<u>-5,196.08</u>
<b>Net Ordinary Income</b>	<u>8,446.08</u>	<u>3,250.00</u>	<u>5,196.08</u>
<b>Net Income</b>	<u><b>8,446.08</b></u>	<u><b>3,250.00</b></u>	<u><b>5,196.08</b></u>

High Park Road Association  
**Balance Sheet**  
As of December 31, 2020

	<u>Dec 31, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Bank of Colorado	40,835.46
<b>Total Checking/Savings</b>	40,835.46
<b>Accounts Receivable</b>	
Accounts Receivable	1,000.00
<b>Total Accounts Receivable</b>	1,000.00
<b>Total Current Assets</b>	41,835.46
<b>TOTAL ASSETS</b>	<b><u>41,835.46</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Deferred income-Gary/Rea Loomis	1,000.00
<b>Total Other Current Liabilities</b>	1,000.00
<b>Total Current Liabilities</b>	1,000.00
<b>Total Liabilities</b>	1,000.00
<b>Equity</b>	
Principal/equity	22,036.46
Net Income	18,799.00
<b>Total Equity</b>	40,835.46
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>41,835.46</u></b>

4:08 PM  
08/12/21  
Accrual Basis

High Park Road Association  
Income & Expense Budget vs. Actual  
January through December 2020

	<u>Jan - Dec 20</u>	<u>Budget</u>	<u>\$ Over Bud...</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessments</b>	25,500.00	25,500.00	0.00
<b>Income-Granby Ditch</b>	150.00		
<b>Other income</b>	0.00		
	<hr/>	<hr/>	<hr/>
<b>Total Income</b>	25,650.00	25,500.00	150.00
<b>Expense</b>			
<b>Accounting and reporting</b>	1,200.00	1,200.00	0.00
<b>Fire protection</b>	2,100.00	2,100.00	0.00
<b>Insurance</b>	385.00	2,000.00	-1,615.00
<b>Legal fees</b>	0.00	600.00	-600.00
<b>Minutes-preparation</b>	350.00	350.00	0.00
<b>Office expense</b>	116.00	200.00	-84.00
<b>Road maintenance/improveme...</b>	0.00	18,450.00	-18,450.00
<b>Snow removal</b>	1,000.00	1,000.00	0.00
<b>Weed spraying</b>	1,700.00	1,700.00	0.00
	<hr/>	<hr/>	<hr/>
<b>Total Expense</b>	6,851.00	27,600.00	-20,749.00
<b>Net Ordinary Income</b>	<hr/>	<hr/>	<hr/>
	18,799.00	-2,100.00	20,899.00
<b>Net Income</b>	<hr/>	<hr/>	<hr/>
	<u>18,799.00</u>	<u>-2,100.00</u>	<u>20,899.00</u>

HPRA  
Roads Maintenance & Improvements  
Prepared August 12, 2021

<u>Year</u>	
2010	24,086
2011	398
2012	4,170
2013	9,538
2014	10,975
2015	10,556
2016	18,175
2017	19,520
2018	17,343
2019	17,504
2020	0
2021	01/01/2021 thru 8/12/2021 <u>14,539</u>
Total	146,804

# High Park Road Association

8/12/2021 2:18 PM

Register: Bank of Colorado

From 01/01/2021 through 08/12/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/07/2021	1189	United States Post Office	Office expense	annual P O Box fee	56.00	X		40,779.46
01/18/2021			-split-	Deposit		X	0.00	40,779.46
01/18/2021		Dave & Amy Fox	Undeposited Funds	2021 Assessment		X	500.00	41,279.46
01/28/2021	dep	Granby Ditch & Reservoir	Income-Granby Ditch	Annual access payment		X	150.00	41,429.46
01/29/2021	debit	Bank of Colorado	Office expense		5.00	X		41,424.46
02/05/2021	1190	Julie Wagner	Office expense	postage	13.90	X		41,410.56
02/20/2021		Assessments	-split-	Assessments		X	8,000.00	49,410.56
02/26/2021	debit	Bank of Colorado	Office expense		5.00	X		49,405.56
03/01/2021		Assessments	-split-	Assessments		X	5,500.00	54,905.56
03/19/2021	dep	James and Darlene Root	Undeposited Funds	Assessment		X	500.00	55,405.56
03/31/2021	debit	Bank of Colorado	Office expense		5.00	X		55,400.56
04/01/2021	dep	Assessments	-split-	Aaron W. \$1,500 & ...		X	2,000.00	57,400.56
04/07/2021	1191	John Sudmeier	Road maintenance/improvements	Traffic sign	72.53	X		57,328.03
04/30/2021	debit	Bank of Colorado	Office expense		5.00	X		57,323.03
05/06/2021	dep	Abram M. Acton	Undeposited Funds	assessment		X	500.00	57,823.03
05/06/2021	1192	Gary Hutson	Road maintenance/improvements	Backhoe for culvert ...	600.00	X		57,223.03
05/06/2021	1193	Benson Brothers LLC	Road maintenance/improvements	Road Base	12,892.90	X		44,330.13
05/17/2021		Reese L and Julie A Wagner	Undeposited Funds	Assessment		X	500.00	44,830.13
05/25/2021		Richard and Lisa Neier	Undeposited Funds	Nine Units		X	4,500.00	49,330.13
05/25/2021	debit	Richard Neier	Weed spraying	Credit against Assess...	2,500.00	X		46,830.13
05/28/2021	debit	Bank of Colorado	Office expense		5.00	X		46,825.13
06/13/2021		Kathy Gates	Undeposited Funds	assessment		X	500.00	47,325.13
06/24/2021		Diana and Michael Keune	Undeposited Funds	Assessment		X	500.00	47,825.13
06/24/2021	1194	Abram M. Acton	Road maintenance/improvements	Battery 123.35 & Ro...	973.59	X		46,851.54
06/30/2021	debit	Bank of Colorado	Office expense		5.00	X		46,846.54
07/10/2021		Lance and Pam Foley	Undeposited Funds	Assessment		X	500.00	47,346.54
07/14/2021	1195	Julie Wagner	Office expense	Room rent-Town of ...	60.00	X		47,286.54
07/16/2021		Diana and Michael Keune	Undeposited Funds	Assessment		X	500.00	47,786.54

# High Park Road Association

8/12/2021 2:18 PM

Register: Bank of Colorado

From 01/01/2021 through 08/12/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/26/2021		Assessments	-split-	Blinn; Sudmeier and ...		X	1,500.00	49,286.54
07/30/2021	debit	Bank of Colorado	Office expense		5.00	X		49,281.54
08/06/2021		Diana and Michael Keune	Undeposited Funds	Assessment			500.00	49,781.54
08/12/2021		Nick & Sophia Tuck	Undeposited Funds	Assessment			500.00	50,281.54

HIGH PARK ROAD ASSOCIATION  
BUDGET FOR THE YEAR 2022

	Y T D-2021	BUDGET-2021	BUDGET-2022
<b>INCOME</b>			
Assessments-51 units AT \$500	25,500	25,500	\$25,500
Granby Ditch	150	150	150
<b>EXPENSES</b>			
Roads- maintain & improve	14,539	15,000	18,250
Minutes- preparation		400	400
Weed spraying/mowing	2,500	2,500	2,500
Insurance		500	500
Fire protection		1,000	1,000
Snow removal		1,000	1,000
Legal fees		600	600
Accounting & reporting		1,200	1,200
Office expenses	165	200	200
Total expenses	17,204	22,400	\$25,650
NET INCOME- Y T D- 8/12/2021	<u>8,446</u>		
NET INCOME/DEFICIT-IF ALL BUDGET IS SPENT	3,250	3,250	
NET SURPLUS-AS OF 12/31/2020	<u>40,835</u>	40,835	
NET SURPLUS-AS OF 12/31/2020 (Projection)	<u>44,085</u>	44,085	
NET SURPLUS -Y. E. 2021-projection			<u>0</u>