

**HPRA Member Meeting Minutes**

**September 19, 2015 10:04 am Cedaredge Community Center**

**Richard Neier called the meeting to order, quorum confirmed**

**In attendance:**

**Abram Acton - 1**

**Peter & Verda Brown - 3**

**Roger D. and Betty Jo Bulla - 1**

**Robert (Board Member) & Diane Foster - 2**

**Steve Morris (Board Member) - 1**

**John Sudmeier - 1**

**Dawn Sudmeier - 1**

**James & Darlene Root - 1**

**Julie Wagner (Secretary) - 1**

**Aaron Wagner (Vice President) - 1**

**Richard (President) & Lisa Neier - 2**

**Represented by proxy:**

**Steve & Tammy Clough - 1**

**Mike & Diane Keune - 1**

**Clayton Frazier - .5**

**Ed Seubert Trust, U/A - 11**

**Edward G. Seubert - 1**

**Nassimbene Family Investments, LLC - 1**

**Robert Nassimbene - 1**

**31.5 of 51 members represented (62%)**

**Larry Serr (Treasurer)**

**Members introduced themselves.** John Sudmeier, Verda Brown and James & Darlene Root are new lot owners attending the meeting for the first time. Richard explained his desire for a "family" atmosphere in hopes we can enjoy our meeting and work together

### **Vote to accept the 2014 Meeting Minutes**

Dispensed with reading of the minutes as they are available for review on website.

- MOTION - Dawn motioned to approve the meeting minutes, Richard Foster 2nds. Vote was unanimous. Dawn's motion carried. 2014 Minutes were approved as submitted.

### **Bylaws, 2010 Revision**

Dawn opened the discussion regarding the Bylaws revision. She explained that the first order of business in 2010 were to amend the Bylaws. The amendments were distributed to the members and voted and approved. However they were not filed with Delta county. This means the title companies are distributing non-revised versions of the Bylaws since 2010.

- MOTION - Dawn has offered to file amended Bylaws with the Delta County Clerk. Dawn also offered to take copies to all local title companies. Motion 2<sup>nd</sup>, vote unanimous, motion carried

### **Review of Accounting Reports**

#### **MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENT AND PRELIMINARY BUDGET FOR 2016. (attached)**

Larry began by reviewing Profit & Loss Budget vs. Actual Statement. We have a total balance in the budget of \$7,996.80. Bills yet to be paid are the Insurance, Accounting / Reporting fees and Minutes preparation. There is a balance yet for Road maintenance of \$3,898.18. This we expect to pay out for Fall maintenance. There will be a balance left in Legal fees, office expense and weed spraying of a total of \$738 (355+45+338).

The Balance Sheet for 2015 up to September 17, Balance Sheet for 2014 and the HPRA Checking register were reviewed as well.

Budget for the year 2016 – Larry reviewed how HPRA will now have a surplus of \$10,132. Which was our goal from last year

### **Discuss road maintenance and completion**

Richard asked Aaron Wagner to review the current situations concerning road maintenance. Aaron feels the budget is not addressing the cost of maintenance now that we have accepted more roads. Aaron explained how we have had a few silting of the ditches resulting in damage maintenance. Growth of Oak brush is impacting the roads less traveled. Which are the roads getting less maintenance. Washboards not the extent of the issues, some roads haven't had maintenance in 4 or 5 years. Lower part gets the most use and will need more attention. More lots sold will result in more traffic as well. Spraying for weeds is not addressing the Oak Brush issue either. Pestaway Spraying was called in to spray early June. May would be best but due to Spring rains we could not get Pestaway out here.

We have brought in 10 loads of gravel so far this year. Oak brush has been sprayed, need to consider trimming trees. Reese and Aaron cleaned ditches. However, due the the acceptance of more roads and torrential rains events in this last year the budget is barely covering 1/3 of our needs There was

discussion regarding weed control, regular road and maintenance and emergency ditch cleaning. Dawn suggested increasing the budget to \$16,000, easing assessment gradually.

There was much discussion regarding options for weed control and increasing the scope of the road maintenance. With increased traffic, increased roads, decreased weed control. We really have only maintained main traffic areas Oak brush is really starting to impact the roads that received less traffic. Options include having a HPRA member spray weeds or approach Pestaway to do a better job. Pete has a sprayer – said he could use with someone who know the road. Diane Foster mentioned that leaching of chemicals can be a problem. Aaron explained that is why you spray when it is dry, etc. Betty Jo Bulla mentioned they can buy 75 gal of herbicide for ~ \$60, Larry mentioned checking on insurance liability issue. Dawn mentioned how to go about getting better gravel. Aaron mentioned that after accepting more roads HPRA has approximately 16-18 miles of road to maintain.

Richard Neier offered to mow ditches back, he explained that he will be here 6/1/16 and will plan to bring his mower from Indiana.. Richard has equipment to bring out from Indiana – to come up and mow the brush in June 2016. he will charge for the chemicals, fuel. Larry will check into insurance issue for the private home owner.

- MOTION - Diane Foster moved to increase assessment to \$500/yr. Dawn Sudmeier 2nd - vote unanimous. Motion carried

### **2015-2016 Budget**

Discussion regarding using remaining balance in budget allocated for roads to have Richard Belden to grade lower end before winter. Has a contract to do the rest of the work. Discussion on completing the budget items for 2016. Decreased weed spraying / mowing budget to 1,000 Roads maintenance increased to \$29,300.

- MOTION – Dawn Sudmeier moves to adopt 2015-2016 budget w/\$500 assessment, Steve Morris 2<sup>nd</sup> - vote unanimous Motion carried.

### **Road completion from Seubert**

Belden Road is not yet complete. Dawn suggested contacting David Seubert regarding completion. Richard Neier suggested *tabling the discussion as these issues will resolve themselves when the lots sell.*

### **Re-Elect a board member**

Aaron Wagner's term is up this year. We will need to elect another member to the board

- MOTION – Dawn Foster moves to nominate Aaron to the board for a 3 yr term Steve Morris 2<sup>nd</sup> - vote unanimous. Motion carried.

The board will need to elect a member as Vice President.

### **Set meeting date**

Options for different dates and even possibly 2 meetings a year were discussed, Steve Morris suggested the *second meeting being more informal.* The date August 27, 2016 was agreed to as a tentative HPRA member meeting date for 2016. It was agreed that we would have an informal “ad hoc” get

together regarding spraying/mowing June 1, 2016. Possible locations for the get-together will be discussed as the date gets closer

#### **Call from GIS Department-**

Dawn mentioned that the GIS Department called her regarding the Goldson lot. Goldson applied for an address but the road needs a name.

- MOTION – Abe moved to name the road West Elk View Lane, Julie Wagner 2<sup>nd</sup> vote unanimous. Motion carried.

Dawn will contact the county, Julie Wagner will contact Jim Goldson when Delta County has finished assigning the road name. Dawn will inform Julie when she hears.

#### **Driveways**

Aaron started a discussion regarding the driveway's connection to the main road, in regards to *culvert placement and water drainage*. Abe agreed that a lot of people don't realize the importance of these issues requirements – driveway should be approved by a board membership

- MOTION – Aaron Wagner moved to have a board member consult with new lot owner regarding driveway installation to insure water does not drain onto HPRA roads. Steve Morris 2<sup>nds</sup>, vote unanimous, motion carried.

#### **New Owner letter**

Dawn suggested a "welcome to the neighborhood letter" to address driveway access and design of culvert placement. The final result being to optimize road maintenance.

#### **Camper Update**

Dawn requested an update to this issue. Richard Neier decided after discussion with John Baier that this issue was too costly for HPRA to pursue as the language too difficult to define. He felt HPRA should leave it to the individual land owner to pursue if an issue presents itself. Dawn discussed the original Intentions of the covenants. She mentioned also that Realtors know if we allow campers it will lower our property values. An option being to poll member to see if the majority decide to tighten the language. There was a comment that there was someone living in the camper on lot M. Richard said he would check in with the resident to see what their intentions were regarding camper issue

#### **Gate Code**

Richard announced the new gate code to the members. It will be changed at Reese's earliest convenience. Julie will send an email to the members announcing the change.

MEETING ADJOURNED 12:26

Minutes submitted by Julie Wagner

# **High Park Road Association Meeting Agenda**

September 19, 2015

10:00 a.m.

Type of Meeting: Annual Meeting

Meeting Facilitator: Richard Neier

Invitees: HPRA Members

Call to order

Member sign in

Approval of minutes from last meeting

Old business

- Revised Bylaws were never filed with Delta County Courthouse in 2010

Financial Report

- a) Review Actual Expenses to Budgeted
- b) Approve Operating Budget

New business

- a) Levy assessments for maintenance of the High Park Road
- b) Discuss road maintenance and completion
- c) Solicit Plans for road completion from Seubert
- d) New Website Address is- [highparkroadassociation.weebly.com](http://highparkroadassociation.weebly.com) (Pictures needed)
- e) PDG issue-Heavy rains in July 2015 caused heavy silting on the Williams Creek Road –mostly. Ditches need to be cleaned and some minor road repair
- f) We need to re-elect VP (9/28/13 Richard Neier elected President – 3 years. Aaron Wagner elected Vice-President – 2 years)
- g) Address hunting season traffic and how to advocate the approval of who can have access to hunt on and through High Park properties
- h) SET MEETING DATE FOR 2016

**Units Sold:**

- Unit #8 Tanker Mountain, LLC
- Unit #9 Ed Hice sold his parcel to Ken Goldson
- Unit L John Sudmeier bought one of Ed Seuberts parcels
- Unit M Ester Garcia bought one of Ed Seuborts Parcels

**Adjournment**

HIGH PARK ROAD ASSOCIATION  
BUDGET FOR THE YEAR 2016

	BUDGET-2015	PROJECTED-2015	BUDGET-2016
<b>INCOME</b>			
Assessments-51 units	(@\$425) 21,675	21,675	@ 500.00 25,500.00
<b>EXPENSES</b>			
Roads- maintain & improve	12,000	12,000	20,300
Minutes- preparation	250	250	250
Weed spraying	2,850	2,512	1,000
Insurance	1,900	2,000	2,100
Legal fees	600	245	600
Accounting & reporting	1,150	1,150	1,150
Office expenses	100	100	100
Total expenses	18,850	18,257	25,500
SURPLUS	2,825	3,418	
CASH AND RECEIVABLES-Y. E. 2014	6,400	6,714	N/A
CASH AND RECEIVABLES-Y. E. 2015	9,225	10,132	10,132
CASH AND RECEIVABLES-Y. E. 2016			10,132

1:04 PM  
09/17/15  
Accrual Basis

High Park Road Association  
Profit & Loss Budget vs. Actual  
January through December 2015

	Jan - Dec 15	Budget	\$ Over Bud...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessments</b>	21,675.00	21,675.00	0.00
<b>Late payments income</b>	10.62		
<b>Other income</b>	50.00		
<b>Total Income</b>	21,735.62	21,675.00	60.62
<b>Expense</b>			
<b>Accounting and reporting</b>	0.00	1,150.00	-1,150.00
<b>Insurance</b>	0.00	1,900.00	-1,900.00
<b>Legal fees</b>	245.00	600.00	-355.00
<b>Minutes-preparation</b>	0.00	250.00	-250.00
<b>Office expense</b>	55.00	100.00	-45.00
<b>Road maintenance/improvements</b>	8,101.82	12,000.00	-3,898.18
<b>Weed spraying</b>	2,512.00	2,850.00	-338.00
<b>Total Expense</b>	10,913.82	18,850.00	-7,936.18
<b>Net Ordinary Income</b>	10,821.80	2,825.00	7,996.80
<b>Net Income</b>	<u>10,821.80</u>	<u>2,825.00</u>	<u>7,996.80</u>

High Park Road Association  
**Balance Sheet**  
As of September 17, 2015

---

	<u>Sep 17, 15</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Bank of Colorado	17,210.48
<b>Total Checking/Savings</b>	17,210.48
Accounts Receivable	
Accounts Receivable	250.00
<b>Total Accounts Receivable</b>	250.00
Other Current Assets	
Deposit-Town of Cedaredge	75.00
<b>Total Other Current Assets</b>	75.00
<b>Total Current Assets</b>	17,535.48
<b>TOTAL ASSETS</b>	<b><u>17,535.48</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Principal/equity	6,713.68
Net Income	10,821.80
<b>Total Equity</b>	17,535.48
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>17,535.48</u></b>

## High Park Road Association

9/17/2015 1:13 PM

Register: Bank of Colorado

From 01/01/2015 through 09/17/2015

Sorted by: Date, Type, Number/Ref

<b>Date</b>	<b>Number</b>	<b>Payee</b>	<b>Account</b>	<b>Memo</b>	<b>Payment</b>	<b>C</b>	<b>Deposit</b>	<b>Balance</b>
01/19/2015		Aaron Fosler	Undeposited Funds	For 2014		X	175.00	6,713.68
01/19/2015	dep	Clayton J. Frazier	Assessments	Lot G-for 2015		X	425.00	7,138.68
01/19/2015	dep	Aaron Fosler	Assessments	For 2015		X	175.00	7,313.68
01/19/2015	1077	Clay and Dodson, P.C.	Legal fees	Invoice dated 1-8...	245.00	X		7,068.68
01/29/2015		Michael Zubowicz	Undeposited Funds	Unit J		X	425.00	7,493.68
02/02/2015		Assessments	-split-	Deposit		X	600.00	8,093.68
02/20/2015		Assessments	-split-	Deposit-per list		X	13,175.00	21,268.68
02/20/2015	JE	Assessments	Assessments	Offset to amts re...	600.00	X		20,668.68
02/21/2015		Assessments	-split-	Deposit		X	1,900.00	22,568.68
03/04/2015		Assessments	-split-	Deposit		X	1,075.00	23,643.68
03/14/2015		James and Darlene Root	Undeposited Funds	assessment		X	425.00	24,068.68
05/16/2015		Assessments	-split-	Deposit		X	850.00	24,918.68
05/20/2015		Assessments	-split-	Fischer/Frey		X	1,275.00	26,193.68
05/20/2015	dep	Fischer & Frey Partner...	Late payments income	Fischer/Frey		X	10.62	26,204.30
06/20/2015		Richard and Lisa Neier	-split-	Assessments-Tw...		X	850.00	27,054.30
06/20/2015	dep	Richard and Lisa Neier	Other income	Deposit		X	50.00	27,104.30
06/24/2015		Stevfanie F.-Kerrigan ...	Undeposited Funds	Assessments-Tw...		X	850.00	27,954.30
07/15/2015	1080	Pest Away Spraying	Weed spraying	Service on 6-16-15	2,512.00	X		25,442.30
07/16/2015	1081	R. E. Belden Constructi...	Road maintenance/impro...	Invoice of 7-6-2...	5,562.59	X		19,879.71
07/18/2015	1082	R. E. Belden Constructi...	Road maintenance/impro...	\$1,392.41 less \$...	1,050.00	X		18,829.71
08/08/2015	1083	Julie Wagner	-split-	Reimb.	130.00	X		18,699.71
08/09/2015	1084	Benson Brothers Truck...	Road maintenance/impro...	Invoice of 8-3-20...	1,489.23	X		17,210.48

1:07 PM  
09/17/15  
Accrual Basis

High Park Road Association  
Profit & Loss Budget vs. Actual  
January through December 2014

	Jan - Dec 14	Budget	\$ Over Bud...
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessments</b>	17,850.00	17,850.00	0.00
<b>Late payments income</b>	5.00		
<b>Total Income</b>	17,855.00	17,850.00	5.00
<b>Expense</b>			
<b>Accounting and reporting</b>	1,150.00	1,150.00	0.00
<b>Contingency</b>	0.00	200.00	-200.00
<b>Insurance</b>	1,792.00	1,700.00	92.00
<b>Legal fees</b>	1,000.00	500.00	500.00
<b>Minutes-preparation</b>	250.00	250.00	0.00
<b>Office expense</b>	55.00	200.00	-145.00
<b>Road Construction &amp; maintenance</b>	10,975.00	11,000.00	-25.00
<b>Weed spraying</b>	2,512.00	2,850.00	-338.00
<b>Total Expense</b>	17,734.00	17,850.00	-116.00
<b>Net Ordinary Income</b>	121.00	0.00	121.00
<b>Net Income</b>	<b>121.00</b>	<b>0.00</b>	<b>121.00</b>