

HPRA 2026 Annual Meeting

August 8th, 2026

Location 21075 High Park Road Cedaredge, CO 81413

The meeting was called to order at 5:00 pm. A quorum was confirmed with 61% of lots represented and required quorum of 23%.

In attendance were the following members: Robert Foster, Rick and Claudia Lopez (Treasurer/Board Member), Richard (President/Board Member) and Lisa Neier, Gary (Board Member) and Patty Hutson, Stan and Vickie Wolfe, Allen and Mary Abeyta, Reese and Julie Wagner, Rob and Marilyn Smith, Doug and Annie Olson, Luke Rose, Mike Keune, Ted (Vice President/Board Member) and Betty Wolfe, Jason Burge, Amy Fox (Secretary/Board Member), Aaron Aneloski and family. Represented by Proxy were the following members: Burke and Margaret Stoops (Amy Fox), Ian and Gundega Baldwin (Claudia Lopez), Joel and Karla Barber (Allen Abeyta), Abram Acton (Gary Hutson). 31 of 51 lots were represented. Also in attendance was Lisa Fuqua, the current High Park Road accountant.

The meeting opened with a round table of self-introductions of members in attendance. An attendance list was passed for signatures and also for updates to any contact information on record.

Old Business

A motion to approve 2025 minutes was proposed by Julie Wagner. It was seconded by Claudia Lopez. Vote by members was unanimous, and motion was carried. Lisa Fuqua provided an accounting report to all members in attendance. Lisa pointed out 3 outstanding assessments for 2025 on the reporting. Julie Wagner raised a concern that the money market funds were termed as "asset income" instead of surplus. Reese Wagner raised concern over bank balance being excessive for a non-profit. Lisa Fuqua stated that changes will be made to re-classify "asset income" as "surplus income". A determination was established that the amount of surplus is not excessive for

a non-profit given that one emergency incident could use all of the surplus, and surplus would be spent on road maintenance expenses. Julie Wagner requested a checking account summary to be included with next year's reporting. Lisa stated she would include that next year. Julie Wagner pointed out there was an error made on last year's minutes for the re-election of Gary Hutson to the board. This was noted, and a correction will be made to Gary Hutson's remaining term. Motion was made to accept the 2026 budget by Betty Wolfe. Motion was seconded by Claudia Lopez, and vote was unanimous, and motion was carried.

Review of 2026 Road Maintenance

Richard Neier discussed an ongoing issue with a payment to Red Rock Excavating. Red Rock Excavating worked for High Park on the road in May 2025. An offer to have the owner pick up a check was declined by owner and a request to remit payment after an emailed invoice was provided by owner was made. Claudia Lopez (treasurer) received an invoice on email and advised a check would be sent. An email from Red Rock responded that a check could not be accepted, and a wire was needed. Claudia asked for wiring instructions from Red Rock and received an email with the instructions. A wire was paid and a confirmation was sent by text and email to owner and Red Rock Excavation. The owner responded "Thank you". Several weeks later, Red Rock Excavating owner called and said they never received payment. Upon discussion, Red Rock said their email had been hacked and requested a second payment. A police claim was filed and then Red Rock submitted a court filing. Date for court to resolve the issue was set for 8/10/26. Lisa Fuqua was served by court, so she will attend the proceeding with Claudia Lopez and Claudia will update the board members on outcome. Aaron Aneloski proposed paying half to maintain a good working relationship with Red Rock. The majority of the meeting attendees did not like the option and preferred to let courts settle the matter. Reese Wagner continued with updates by the road maintenance committee. Reese stated that dirty gravel was received last year and the lack of washing and a dry year have led to

issues with wash boarding. Reese stated that they did water and pack down the road this year. Aaron Aneloski asked about possible use of mag chloride on the road bends. Reese Wagner stated that was tried in years past and was determined to be too costly, too hard to keep up with, and was not so it is not a feasible solution. Aaron Aneloski voiced concerns over drivers on the road who travel at excessive speeds. Richard Neier reminded all members that it is their responsibility to use caution and maintain safe speeds. A reminder that speed limit is 15 MPH was given, and drivers were reminded to not cut corners tight. 2027 road budget was proposed by Claudia Lopez and seconded by Amy Fox. The vote was unanimous, and the motion was carried forward.

Election of Board Members

Two board seats, Vice President and President were open for election. Richard Neier opened discussions for nominations. Betty Wolfe proposed keeping current board members and officers. Richard Neier asked for any other nomination suggestions, and none were voiced. The current board members and officers agreed to serve a new term. Motion was made by Betty Wolfe and seconded by Mike Keune. The vote was unanimous; the motion was carried forward. 2027 officers are: Richard Neier (president), Ted Wolfe (vice president), Amy Fox (secretary), Claudia Lopez (treasurer). 2027 board members are: Gary Hutson (term ending 2028), Amy Fox (term ending 2029), Claudia Lopez (term ending 2029).

New Business

Richard Neier reminded all members to review and adhere to HPRA bylaws. Claudia Lopez advised that all bylaws are posted on our new public website: highparkroad.com. The website is linked with a new email of: info@highparkroad.com The new website was also set up to receive paypal payment of member dues. Any member that does not have internet access can also request a copy from a board member. An email was received in relation to yurt colors (which were approved), as well as a request that a formal letter stating the yurt is now in compliance be sent. A response was

made that until work on the yurt is completed that letter can't be sent, but it would be sent as soon as work is completed. The email also asked for permission to put a gate up at Squirrel Rock Road. Discussion followed and it was determined that if a gate on HPRA road is to be erected, then there must be a turnaround for emergency services, and the turnaround and gate would need to be paid for by the owners requesting the gate (HPRA road crew would work to help minimize owner cost) and owner would need to agree to maintain that section of HPRA road on their own. Also, it was determined that the owner would need to allow HPRA maintenance crew to inspect at least annually to ensure the road and ditches are being acceptably maintained to HPRA standard. In addition, if any individual lots behind the gate are sold in future, the gate would need to be disassembled for access for new owners so that HPRA maintenance could resume. Richard Neier submitted a motion for this; Mike Keune seconded, and the vote was unanimous. Motion carried forward and Claudia Lopez agreed to email the owner requesting a notification. Further discussion was made about setting up a "no turnaround sign", but this was dismissed because of emergency service needs. HPRA did say they will look at such requests in future on a case-by-case basis. Members mentioned that Richard Neier has a gate; Richard pointed out his special circumstances of doing his own road maintenance and that there is another option up at his place for turn around. Gary Hutson mentioned that the gate at the end of West Elk Road has no emergency cul-de-sac for turn around. Reese Wagner stated that West Elk Road used to end there, and then three new properties were built afterwards and included in the HPRA. Gary Hutson said he is OK with a cul-de-sac turnaround being constructed on his property prior to the West Elk gate, and the road committee agreed it would discuss the best manner to go about constructing this turnaround. Jason Burge asked if it was OK for him to grade to eliminate washboards by his property, and all agreed it would be fine for him to do so.

Volunteers for Road Committee

Current volunteers for road committee are as follows: Ted Wolfe, Mike Keune, Gary Hutson, Reese Wagner, Richard Belden (as consultant). A motion was made by Mike Keune to accept this committee and seconded by Gary Hutson. The vote was unanimous, and motion was carried forward. Members were reminded that any volunteers are welcome to assist the road committee. Just contact a road committee member to get information on assistance needed and dates/times. The road committee stated it would address the following road concerns in the upcoming year: Finishing culvert work at West Elk Drive and High Park Road. Additional gravel to be applied. Turn above Baldwin's property to be repaired. A motion was made to apply current surplus of \$9400 from last year's budget as well as an additional amount from current budget surplus up to a total of \$20,000 to be used for road repairs. Claudia Lopez submitted a motion for additional funding to road repairs, and it was seconded by Amy Fox. The vote was unanimous, and the motion was carried forward. Betty Wolfe submitted a motion to change gate code; it was seconded by Amy Fox. The vote was unanimous, and the motion was carried forward. Claudia Lopez stated she would change gate code and email all members to advise of the new code. A motion was made by Ted Wolfe to set the 2027 meeting date and time. Motion was seconded by Claudia Lopez and date of August 27, 2027, at 5 pm, was picked and voted on. The vote was unanimous, and the motion was carried forward.

A motion to adjourn the meeting was made by Ted Wolfe and seconded by Claudia Lopez. The vote was unanimous, and the meeting was concluded with no board meeting to follow.

Minutes prepared by Amy Fox. They will be posted on the web site once approved.

