

HPRA Member Meeting Minutes

August 18 2018 10:03 am Cedaredge Community Center

Abram Acton called the meeting to order at 10:03 am, quorum confirmed.

In attendance:

Abram Acton (President) - 1
Aaron Wagner (Vice President) - 1
Peter Brown - 3
Tammy Clough - 1
Thomas Foley (for Lance & Pam Foley) - 1
John Sudmeier - 1
Dawn Sudmeier - 1
Mike Kuene (Board Member) – 3
Shirley Zubowicz - 1
Julie Wagner (Secretary) - 1
Richard Neier (Board Member) & Lisa Neier – 8
Gary Hutson (Board Member) - 1
David Fox - 1
Larry Serr (Treasurer)

Represented by Proxy:

Robert Nassebene (Reese/Julie Wagner) - 1
Nassebene Family Investments, LLC (Reese/Julie Wagner) - 1
Burke & Margaret Stoops (David Fox) – 1
Steven Letterhos (Reese/Julie Wagner) – 1
Robert Foster (Abram Acton) – 2

30 of 51 lots represented (59%)

Quorum = 25%

President's Agenda. Abram Acton introduced himself as the HPRA President and passed out his agenda (attached). Noted our roads are clean and fiber optic is underground new addition.

- DMEA meeting: Abram will be attending a meeting with DMEA regarding finishing burying the cable. Aaron mentioned that burying 4-8 inches in the ditch will just get dug up when ditches are pulled in the spring.
- New Neighbors: We have two new lot owners. Burke and Margaret Stoops and Mark Dykes & Eric

Larson (lot W) They have already started the driveway, clearing the lot and setup a picnic table as well.

- The President extended his thanks to the HPRA Secretary and Richard Belden for his work on the roads.
- Road Maintenance: We have 16 miles of roads. Abram feels we are doing well considering (7.5 out of 10) and we are not over budget as well.

Richard Belden has submitted bill for \$17,343.38. Of that, we have doubled the amount of magnesium chloride to control washboards (\$2,670). See last page of agenda for a history of funds HPRA has spent annually on the roads. Aaron and Dawn discussed some history of the roads. The reason the amounts we have spent fluctuated was due to weather-caused damage and we hadn't accepted all the roads as yet.

Abram discussed his goal to get as much as possible out of our assessment fund. He would like to accomplish this by considering alternatives for road maintenance to maximize resources and keeping money within our community. That being said, however, we will need to continue the magnesium chloride application yearly to stabilize the road. If there are alternatives to the magnesium chloride please bring before the board.

Aaron mentioned we need to keep in mind that with more lots selling means more people and more use, whereas the amount of money in our budget does not increase. .

Other alternatives to consider for road maintenance would be to note the grader portion of Richard's Belden' bill, (\$8235) Abram suggested approaching Andy Schroeder for a estimate for road maintenance where he would use the Wagner grader. This in hopes of decreasing our bill for road maintenance. There is also potential to remove water truck (\$3,750) from our bill as well. Abram would like to see a bid Andy Schroeder and one from Richard Belden. Board would decide on the selection of the contractors.

Old Business

- Lot M: John Sudmeier reported to the board that Lot M still needs to be cleaned up. Curtis McCracken is to arrange to have this done and Dave Seubert will pay for it.
- Dawn mentioned a revision will be needed to the HPRA Covenants: More of the land owner's are electing to use metal-siding due to its fire-retardant properties. Dawn volunteers to amend the covenants and work with Julie to get this revision filed for the next meeting.

MOTION - Abram moved to have Dawn carry out revision to the covenants to include metal-siding. Aaron Wagner 2nds the motion. All Approve. Motion carried.

- Garcia ownership assessment due: Dawn reported that since the lien was not in place at the time of foreclosure that D Seubert is not liable. Dawn suggested writing off 2016 and 2017 as bad debt. 2018 bill to D Seubert. Dawn and Larry discussed the finer points of getting liens filed.. Julie will

find the final foreclosure date on County records

Review of Accounting Reports – Larry Serr

MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENTS (2017, 2018) AND PRELIMINARY BUDGET FOR 2019. (attached)

Balance Sheet as of December 31 2017 Larry explained that the \$2,500 Accounts receivable is from unpaid assessments discussed earlier. Deferred income of \$1,500 from a payment made in advance for assessments. As we did not spend the entire amount budgeted for 2017 HPRA had a net income of \$1,294.47. Total equity for the members amounts to \$14,844.89.

Profit & Loss Budget vs Actual, Jan thru Dec 2017 Is the accounting report which details the surplus from 2017 (\$1,294.47). For instance HPRA spent \$130.47 less on the roads, did not spend \$600 budgeted for legal fees as well as \$302 less on insurance. On a side note, Dawn noted that she felt there was no need for a lawyer to review her up coming revisions to the covenants.

Balance Sheet, as of Aug 17, 2018 This report shows us where HPRA is financially as of today. There is \$21,544.08 in the bank, Accounts Receivable of \$3,000 was described previous, noting that \$1,000 is due from Ester Garcia and uncollectible. Other current asset: check from Town of Cedaredge for deposit return. Deferred Income from Richard Neier will pull over to next year's assessments. Total equity \$16,139.36 from 2017 plus net income 2018 \$8,004.72 = \$24,144.08. This figure will change as we pay out remaining obligations.

A/R Aging Summary - (Past due assessments) – Aaron Wagner: owes 2 years, Ester Garcia: 3 years, Robert Alexander: one year. After some discussion we realize that Richard Neier bought the lot From Robert Alexander. Neither Larry nor Julie was notified regarding that Richard bought Robert Alexander's lot. *(Note from above - write off 2016, 2017 from Ester Garcia, D Seubert responsible for 2018)*

Abram wanted to point out that Aaron was instrumental in making sure a smoldering cedar tree was extinguished after a lightning strike. Abram wants to propose a yearly donation to the Cedaredge Fire Department of approximately \$1,000. He would like to allocate this within the budget. Larry suggested including this in the budget discussion. Dawn suggested leaving it open - make the donation if funds are available in the budget otherwise consider personal donations. We can modify the 2018 budget to find a way to make the donation if funds are available

- **MOTION - Abram moved to donate \$1,000 to Cedaredge Volunteer Fire Department into 2018 budget if funds are available. otherwise consider personal donations. Gary Hutson 2nds. Vote is unanimous. Motion carried**

Pete started a discussion about having our own fire protection plan. Richard Neier suggested leaving his water truck at San Juan Vista Rd and High Park Rd with water left in the tank. It will be available if quick action is needed for fire control.

Profit & Loss Budget vs Actual, Jan thru Dec 2018 This accounting report shows us that we have yet to spend in our budget in the right-hand column. The left-hand column shows us that items we have spent so far in 2018, \$17,343.28 and \$152 for office expenses.

Check Register – Bank of Colorado Larry provided a register of the HPRA checking account for 2018.

2018-2019 Operating Budget

Discussion regarding estimated expenses for 2018-2019. Larry directed attention to the line items of the Budget for the year 2019. Abram elected to add the (\$1,000) item for Fire Protection and to increase minutes preparation to (\$350), Richard indicated that (\$1,700) was sufficient for weed spraying, legal fees (\$600), Insurance (\$2,000), office expenses (\$200) and Accounting and Reporting (\$1,200) will remain the same. Road Maintenance & Improvement will need to decrease to \$18,450 to offset increase in expenses. The membership approved sending a check to Cedaredge Volunteer FD. The amounts of \$1,700 for weed spraying and \$350 were approved as well

Aaron mentioned with the road maintenance expenses we will need to keep in mind the expense of the water needed to complete the road. Abram wondered about buying a share of water. Aaron suggested a ½ share of Granby. Abram wondered if anyone had a share where they would donate 500ths of a share?

After discussion it was agreed that the Assessment should remain \$500.

- **MOTION – Dawn Sudmeier moves to approve Operating Budget for 2018-2019 and Assessment of \$500 per unit, Aaron Wagner 2nd, Vote unanimous, Motion carried.**

NEW BUSINESS

Lots for sale: Steve and Tammy Clough and Pete Brown all have their lots for sale

New Code for 2018-2019

The new gate code was discussed and new code agreed on. When the code is changed Julie will email the membership.

2017 minutes:

- **MOTION - Richard Neier moves to approve 2017 minutes. Mike Kuene 2nds. Vote unanimous. Motion carried.**

Property Owner Vehicle Tags for 2018-2019

Discussion concluded that we will continue using the vehicle tags with a color change. Mike Kuene was surprised at the amount of traffic at the gate. Aaron mentioned that we need to lock the little walking gate. Abram offered to put a post in. Mike suggested always having the cards in our windows. We should

have our name and lot number on the card as well. We also need to remember we are responsible for the people we give permission to.

Meeting date for 2019

Next year's meeting date: August 17, 2019

Elect a Board Member

There is one board member finishing his term this year: Aaron Wagner

- **MOTION – Abram moves to nominate John Sudmeier to the board for a 3 yr term. Dawn Sudmeier 2nd - Vote unanimous. Motion carried.**

A vice president will be elected at the board meeting following the potluck today

Remotes

If you are needing a remote contact Abram or Julie for the link to the website

- **MOTION – Richard moves to adjourn. Dawn Sudmeier 2nd - Vote unanimous. Motion carried.**

MEETING ADJOURNED 11:50

Minutes submitted by Julie Wagner

Note – John Sudmeier was voted Vice-President of HPRA at the Board of Directors meeting directly following the Member Meeting on August 18, 2018

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



2018

HIGH PARK ROAD ASSOCIATION 2018

Agree to Disagree in some cases...and one thing we can all agree on is to preserve the wellbeing of this nice community we are a part of.

Positive Aspects: Clean, No trash on the road, Underground Electric, Underground fiber optic, New gate control system. The quality of 16 miles of road is a 7.5 on a scale of 1 to 10 in my opinion. It could be a lot worse all things considered. Everyone is coexisting peacefully.

Welcome New Neighbors: Burke and Margaret Stoops
Mark Dykes, Eric Larson

Road Maintenance: \$17,343.00 has been spent on the road maintenance in 2018.
2900 Gallons Magnesium Chloride \$2670.00
Road grading \$8235.00
Water truck \$3750.00
Compactor \$3062.00

Financials: Larry Serr to present financial report for 2018. Set budget for 2019.

Attorney: Bindi Penetta, Steven Harper Hotchkiss,CO

Maximize resources: Anyone that wants to offset their yearly \$500 assessment fee per lot. If you grow 2 pounds of organic cannabis and gift it to me, I will pay one lot assessment fee for that year. Come talk to me if you're interested.

Thank you to all the independent and unique personalities within the community. I believe it makes for a nice checks and balance system that is functioning properly.

HPRA
Roads Maintenance & Improvements
Prepared August 8, 2018

<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 So far this year	<u>0</u>
Total	97,418

HIGH PARK ROAD ASSOCIATION
 BUDGET FOR THE YEAR 2019

	Exp. YTD 8-17-2018	Budget for 2018	BUDGET-2019
INCOME			
Assessments-51 units	25,500 (51 @ 500)	25,500	\$25,500
EXPENSES			
Roads- maintain & improve	17,343	19,550	\$18,450
Fire Protection -----		\$1,000	\$1,000
Minutes- preparation -----		\$350 250	\$350
Weed spraying/mowing		1,700	\$1,700
Insurance		2,000	\$2,000
Legal fees		600	\$600
Accounting & reporting		1,200	\$1,200
Office expenses	152	200	\$200
Total expenses	17,495	25,500	\$25,500
SURPLUS-For the year	8,005	0	
CASH AND RECEIVABLES-Y. E. 2017	16,139	16,139	
CASH AND RECEIVABLES-Y. E. 2018	24,144	16,139	
CASH AND RECEIVABLES-Y. E. 2019-projection			

High Park Road Association
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	15,139.36
Total Checking/Savings	<u>15,139.36</u>
Accounts Receivable	
Accounts Receivable	2,500.00
Total Accounts Receivable	<u>2,500.00</u>
Total Current Assets	<u>17,639.36</u>
TOTAL ASSETS	<u><u>17,639.36</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Neier	1,500.00
Total Other Current Liabilities	<u>1,500.00</u>
Total Current Liabilities	<u>1,500.00</u>
Total Liabilities	1,500.00
Equity	
Principal/equity	14,844.89
Net Income	1,294.47
Total Equity	<u>16,139.36</u>
TOTAL LIABILITIES & EQUITY	<u><u>17,639.36</u></u>

High Park Road Association
Profit & Loss Budget vs. Actual
January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	300.00		
Total Income	<u>25,800.00</u>	<u>25,500.00</u>	<u>300.00</u>
Expense			
Accounting and reporting	1,200.00	1,200.00	0.00
Insurance	1,898.00	2,200.00	-302.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	250.00	250.00	0.00
Office expense	138.00	100.00	38.00
Road maintenance/improvements	19,519.53	19,650.00	-130.47
Weed spraying	1,500.00	1,500.00	0.00
Total Expense	<u>24,505.53</u>	<u>25,500.00</u>	<u>-994.47</u>
Net Ordinary Income	<u>1,294.47</u>	<u>0.00</u>	<u>1,294.47</u>
Net Income	<u><u>1,294.47</u></u>	<u><u>0.00</u></u>	<u><u>1,294.47</u></u>

High Park Road Association
Balance Sheet
As of August 17, 2018

	<u>Aug 17, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	21,544.08
Total Checking/Savings	21,544.08
Accounts Receivable	
Accounts Receivable	3,000.00
Total Accounts Receivable	3,000.00
Other Current Assets	
Deposit-Town of Cedaredge	100.00
Total Other Current Assets	100.00
Total Current Assets	24,644.08
TOTAL ASSETS	<u>24,644.08</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Neier	500.00
Total Other Current Liabilities	500.00
Total Current Liabilities	500.00
Total Liabilities	500.00
Equity	
Principal/equity	16,139.36
Net Income	8,004.72
Total Equity	24,144.08
TOTAL LIABILITIES & EQUITY	<u>24,644.08</u>

-1,500

High Park Road Association
Profit & Loss Budget vs. Actual
January through December 2018

	<u>Jan - Dec 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Assessments	25,500.00	25,500.00	0.00
Total Income	<u>25,500.00</u>	<u>25,500.00</u>	<u>0.00</u>
Expense			
Accounting and reporting	0.00	1,200.00	-1,200.00
Insurance	0.00	2,000.00	-2,000.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	0.00	250.00	-250.00
Office expense	152.00	200.00	-48.00
Road maintenance/improvements	17,343.28	19,550.00	-2,206.72
Weed spraying	0.00	1,700.00	-1,700.00
Total Expense	<u>17,495.28</u>	<u>25,500.00</u>	<u>-8,004.72</u>
Net Ordinary Income	<u>8,004.72</u>	<u>0.00</u>	<u>8,004.72</u>
Net Income	<u>8,004.72</u>	<u>0.00</u>	<u>8,004.72</u>

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08/17/18

High Park Road Association
A/R Aging Summary
As of August 17, 2018

	<u>Current</u>	<u>1 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aaron Wagner	0.00	0.00	0.00	1,000.00	1,000.00
Esther Garcia	0.00	0.00	0.00	1,500.00	1,500.00
Robert Alexander	0.00	0.00	0.00	500.00	500.00
TOTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>3,000.00</u>

HPRA
Roads Maintenance & Improvements
Prepared August 17, 2018

<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 So far this year	<u>17,343</u>
Total	114,761

High Park Road Association

8/17/2018 2:20 PM

Register: Bank of Colorado

From 01/01/2018 through 08/17/2018

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/06/2018	1160	United States Post Office	Office expense	Annual P O Box rent	52.00	X		15,087.36
01/31/2018	dbit	Bank of Colorado	Office expense	Service charge	5.00	X		15,082.36
02/02/2018		Peter Brown	Undeposited Funds	Payment received in 20...		X	1,500.00	16,582.36
02/02/2018	17	Peter Brown	Deferred income-Neier	Adjust for payment recd...	1,500.00	X		15,082.36
02/16/2018		Assessments	-split-	Assessments		X	10,000.00	25,082.36
02/28/2018	debit	Bank of Colorado	Office expense	service charge	5.00	X		25,077.36
03/07/2018		Assessments	-split-	Assessments		X	2,000.00	27,077.36
03/28/2018		Assessments	-split-	Assessments		X	2,000.00	29,077.36
03/30/2018	debit	Bank of Colorado	Office expense	Service charge	5.00	X		29,072.36
04/30/2018		Abram M. Acton	Undeposited Funds	Assessment		X	500.00	29,572.36
04/30/2018	debit	Bank of Colorado	Office expense	service charge	5.00	X		29,567.36
05/02/2018	debit	Bank of Colorado	Office expense	service charge	5.00	X		29,562.36
05/15/2018		Lance and Pam Foley	Undeposited Funds	Deposit		X	500.00	30,062.36
05/15/2018		Lance and Pam Foley	Undeposited Funds	Deposit		X	500.00	30,562.36
05/18/2018		Assessments	-split-	Assessments		X	1,500.00	32,062.36
05/26/2018		James Moorhead and Dawn Sud...	Undeposited Funds	Assessment		X	500.00	32,562.36
06/07/2018	dep	Richard and Lisa Neier	Deferred income-Neier	Excess received		X	500.00	33,062.36
06/08/2018		Richard and Lisa Neier	-split-	assessments		X	4,000.00	37,062.36
06/22/2018		Shirley and Michael Zubowicz	Undeposited Funds	Assessment		X	500.00	37,562.36
06/29/2018	debit	Bank of Colorado	Office expense	service charges	10.00	X		37,552.36
07/14/2018		Jim Goldson	Undeposited Funds	Deposit		X	500.00	38,052.36
07/14/2018		Aaron Wagner	Undeposited Funds	Deposit		X	500.00	38,552.36
07/18/2018	1161	Town of Cedaredge	-split-	Rent \$60. -Deposit \$100.	160.00	X		38,392.36
07/31/2018	debit	Bank of Colorado	Office expense		5.00	X		38,387.36
08/06/2018		Aaron Fosler	Undeposited Funds	Assessment			500.00	38,887.36
08/11/2018	1162	R. E. Belden Construction	Road maintenance/improvements	invoice 18026	17,343.28			21,544.08