

HPRA MEMBER MEETING MINUTES

Aug 2, 2025 @ 1705 Location: Highpark Communal Area

Meeting was called to order by Richard Neier, President at 1705, quorum confirmed.

In Attendance: 28

Richard (president)& Lisa Neier-9

Michael Keune-3

Allen & Mary Abeyta-2

Ted (vice president)& Betty Wolf-1

Rick & Claudia (board member, tres.) Lopez-1

Dave & Amy (board member, sec) Fox-1

Gary (board member)& Patty Hutson-1

Stan Wolf-1

Aaron Aneloski-1

Doug & Angie Olson-1 Grant & Becky Watson-1

Reese & Julie Wagner-1

Roger & Betty Bulla-1

Luke Rose-1

Rob & Marilyn Smith-1

Steve & Ramona Goff-1

Ian & Gundega Baldwin-1

Represented by Proxy: 5

Jeff & Stephanie Wyatt-1 (Reese & Julie Wagner)

Burke & Margret Stoops-1 (Amy Fox)

Joel & Karla Barber-2 (Allen Abeyta)

Lisa Thayer-1 (Betty Wolfe)

Also in attendance:

Lisa Fuqua, accountant

Richard Belden, road consultant

33 of 51 lots represented (64%)

Quorum= 25%

Meeting opened with the singing of Happy Birthday to Ted Wolfe

Introduction of member:

Richard N introduced himself as president and encouraged board and all members in attendance to introduce themselves. Sign in sheet was passed around during this time and any changes to member information was requested to be updated for the 2026 membership directory.

Old Business:

Motion for 2024 minutes to be approved was made by Claudia and 2nd by Mike Kuene. Vote was unanimous. Motion carried.

Ricahard called upon Lisa Fuqua, accountant for 2025 budget report. Each member received a copy of the 2025 accounting report-see attatched.

-YTD Profit Loss Jan thru July 2025

-Profit Loss Jan thru Dec 2024

-Budget vs Actual Jan thru Dec 2024

-YTD Budget vs Actual Jan thru July 2025

-Statement of Financial Position as of July 31,2025

-Statement of Financial Position as of Dec 31, 2024

-Profit Loss 2023 budget 2023 thru 2026

-A/R aging summary as of July 31, 2025

Motion for to accept Financials made by Gary Hudson 2nd by Aaron Anelosky. Vote was unanimous. Motion carried.

Aaron Anelosky voiced questions and concerns regarding what the HPRA insurance policy covered. Claudia stated that the carrying company no longer provided that type of coverage had dropped the policy effective October. Claudia suggested looking into continuing coverage with an umbrella policy. She will look into new companies and present findings to the board. Once new policy is in place she will email members of the new coverage.

Motion to continue liability insurance made by Aaron Anelosky 2nd by Mike Kuene. Vote was unanimous. Motion carried.

New Business:

The Proposed Operating Budget for 2026 is in the amount of \$25,150.00

Motion to approve budget was made by Mike Kuene 2nd by Gary Hutson. Vote was unanimous. Motion carried.

Aaron Anelosky expressed concerns of increased traffic and road conditions in need of repair. He feel it may be time to increase the yearly assessment fees. Reese Wagner expressed many concerns related to past increases of dues and money being allocated to projects other than the road such as the gate. This discussion and debate continued on between several members. Reese stated that to be done properly the road needs graded, watered and rolled. Concerns by many members was raised as to the cost of such a project. Richard Belden, road consultant, stated that due to the current condition of the road that a budget of \$20,000.00 Would not go very far.

Richard Neier stated that the lower road was priority over the upper and should receive more attention.

Reese Wagner, Gary Huitson, Richard Neier, Ted Wolfe and Richard Belden have agreed to assess the road and devise a plan of action as to where to start the work at. All other members were invited to join in on road assessment as well.

Motion to utilize the budgeted road amount of \$17,000.00 and pull up to \$10,00.00 from HPRA reserves to start on the worst areas as determined by the above stated members and continue on in sections until completed . This would be a multi-year project. No increases to assessment fees for the upcoming year, they will remain at \$500.00. Fees can be reassessed in 2026 if need be.

Motion was made by Mike Keune 2nd by Stan Wolf. Vote unanimous. Motion carried

Richard Neier said he is willing to continue hauling gravel with his truck.

Additional areas of road concern:

Area in front of Lot 2 needs widened. Richard Belden has agreed to complete this work for a sum of \$400.00

Squirrel Rock Rd, coming N to S from Highpark needs widened to be able to swing a larger vehicle in. Richard Belden has agreed to complete this work for the sum of \$3000.00

Motion made to accept Richard Belden's fees and to have him complete the work made by Ted Wolfe 2nd by Claudia Lopez. Vote unanimous. Motion carried.

Permission granted for Mormons to ride pedaled bicycle on road as long as no trespassing takes place.

Permissions granted for corner clearings of brush and trees on blind turns to Richard Neier.

Election of Board Members:

Gary Hudsons term is completed

Motion made to retain Gary to another term by Betty Wolfe. 2nd by Amy Fox. Gary agreed to stay on.

2026 Meeting date: August 8 @ 1700 at the Highpark Communal Area

Gate code: new code 5161. Claudia will take care of changing the code.

Open Discussion:

-Concerns were voiced by Rob Smith and Karla Barber related to trespass on lots and trail cams being rest. Richard N recommended to not confront trespassers but to accumulate pictures and other evidences and to notify local law enforcement as well as forwarding pictures to the board.

-Concerns over white Toyota and trailer parked on Y of Highpark and Williams- This is the new water turner Davey Smith.

-Concerns for fire escape routes were voiced by Luke Rose. Several options were made by members. Richard N. suggest drawing up maps and emailing to the members.

-Aaron Anelosky has brought up the purchase of a new road drag. He will forward his information to Claudia for the board to review and possible purchase.

-Watsons voiced concern about placement of old drag being a safety factor as it blends in with the road and impedes their ability to make a U-turn. High-viz cones and/or reflective tape will be placed atop of it.

Motion made to adjourn meeting by Richard Neier 2nd by Betty Wolfe. Vote unanimous. Motion carried.

Meeting adjourned at 1827

Members proceeded to picnic style dinner.

No Board meeting after members meeting

Minutes prepared by: Amy Fox

Current Board Members

President:	Richard Neier	years remaining: 1
V. President:	Ted Wolfe	years remaining: 2
Board, Sec:	Amy Fox	years remaining: 1
Board, Tres:	Claudia Lopez	years remaining: 1
Board:	Gary Hudson	years remaining: 1