

HPRA Member Meeting Minutes

August 13 2022 10:04 am Cedaredge Community Center

Abram Acton called the meeting to order at 10:04 am, quorum confirmed.

In attendance: 34

Abram Acton (President) - 1
Aaron Wagner - 1
Aaron Aneloski - 1
Allen Abeyta - 1
Roger & Betty Bulla - 1
Dale Cole - 1
Amy Fox - 1
Douglas Olson - 1
Mike Kuene (Board Member) – 3
Gary Hutson (Board Member) and Patty Hutson - 1
Dawn Sudmeier - 1
John Sudmeier (Vice President) - 1
Jeffrey Wyatt - 1
Jim Smith & Susan Wyndham - 1
Joel & Karla Barber - 2
Lance & Pam Foley - 1
Luke Rose - 1
Nicole Picard - 1
Reese and Julie Wagner (Secretary) - 1
Richard Neier (Board Member) – 9
Rick & Claudia Lopez - 1
Stanley & Vickie Wolfe - 1
Stephen & Ramona Goff - 1

Represented by Proxy: 11

Chris & Jenna Blinn (Dawn Sudmeier)- 1
Burke & Margaret Stoops (Amy Fox) - 1
Mark Dykes & Eric Larson (John Sudmeier) – 1
Mark Dykes (John Sudmeier) - 2
Frederick Wolfe (John Sudmeier) - 1
Gary & Rea Ann Loomis (John Sudmeier) - 2
Robert & Diana Foster (Abe Acton) - 2
Robert Smith (Abe Acton) - 1

45 of 51 lots represented (88%)

Quorum = 25%

Introduction of Members. Abram Acton introduced himself as the HPRA President and encouraged the members present to introduce themselves as well.

Abram continued with his discussion by explaining that he wants to focus on positivity within our community. The road is in decent shape, we have built and use a pull-behind rake. This is an effort to focus our HPRA funds on material. The gate has been hit 3 times and repaired within the community by HPRA members. Thoughts for the year: Abundance vs scarcity and Agree to disagree.

Approval of Proposed Amendments - Main points of this meeting are the new proposed amendments. These are regarding the issue of subdivision and number of structures. Information of the amendments have previously been sent or emailed to all members and passed out at this meeting as well. Dawn Sudmeier has outlined the formal procedure of this process.

John Sudmeier states: The Amendments to the Common Interest Community Declaration have been approved by the Board of Directors. The Board recommends that the Members approve the Amendments

- **MOTION - John Sudmeier moves that the members of the High Park Road Association approve the Amendments to the Common Interest Community Declaration. Richard Neier 2nds.**

Discussion The members will take this time to discuss and approve/disapprove the proposed amendments. The individual vote/proxies will be tabulated. 35 votes are needed to Approve, which is 67% of the membership of 51 units.

Dawn Sudmeier started with a quick history. On 7/8/22 Kaewyn (Nicole) Picard approached Dawn expressing the thought that she would like to subdivide 3 five acres lots - want to sub 3 5 ac lots. Dawn researched this subject and verified that subdivision was allowed as per our covenants. On 7/13/22 Dawn contacted the Delta County Planning office. She was told that this request would probably not have been approved due to the requirement of a dedicated water source and engineered septic system.. However, this issue is in regards to all our lots presently and in the future. Dawn was advised by the planning office that the best way to ensure a subdivision is not approved is to amend our Common Interest Community Declaration (CICD).

Dawn then approached the Board about this issue. Funds were approved for Dawn to speak to attorney Jim Brown on 7/28/22. The draft was reviewed by Jim Brown and approved 8/1/22. At this point the Board developed a resolution to bring to the members for approval. On 8/2/22 either by email or USPS a copy of the amendments was sent to all the membership.

Amendment 1 Purpose of this amendment is to define the allowed structures.

Amendment 2 An update was added that the guest house had to be at least 300 sf.

Amendment 3 A sentence was added to Section 6, Further subdivision of any unit is prohibited

Amendment 4 this is a cleanup of the original document. A paragraph number referring to Colorado revised statutes on how to amend a document needed to be corrected.

We will need 35 votes (67%) of the membership to approve these amendments

Kaewyn (Nicole) Picard had further comments. She explained that Delta county laws state we can parcel our land. It was their intention to parcel their land off to her family so she as a family could take care of their elders. It is her opinion that these amendments restrict the member from using their land in a sustainable way, It was her intention to subdivide 3 5-acres lots as subdivision are allowed per HPRA covenants. She feels that these amendments are a fear-based response to limit us from living our lives in a manageable way. Kaewyn further stated that the State of Colorado has approved tiny homes. There are ways we can work around our concerns regarding land management and use that will work for everyone rather than resorting to a negative fear-based response. Such as with the use of composting toilets which save water. She quoted some low growth statistics: population increase in Cedaredge of 26 people in the last 10 years and an increase of 181 in Delta county. (No reference to the origin of this information was given) She does not see rapid change in Delta County or here at HPRA and would like to move forward with abundance consciousness. Furthermore, if these amendments were to pass her dad will not be able to come live with them.

Aaron Aneloski wondered if Kaewyn would add on to her existing residence (MIL suite). Since the guest house is limited to 300 sf. Kaewyn is looking to have "elder pods", so as to not limit their elder's independence, rather than suites added to her existing home.

Richard Neier understands where Kaewyn is coming from. However he realizes now the impact of having someone come in and fully subdivide their lot. He does not want someone to have the capability of selling dozens of homes up here. He wants to "stop the mountain from exploding". Kaewyn mentioned he could put his lots in a trust. Richard is aware that after a few generations a trust will not have any effect on the decisions made

Discussion continued among the members. Aaron Aneloski, brought up the added vehicle use to the road, Luck Rose suggested a 10-year exemption. Kaewyn felt targeted after her exploratory phone call to Dawn. Dawn responded that the reason for her quick response was the timing of this meeting and the 10 day review requirement. Dawn further explained that our road association is a hybrid between a road association and homeowner's association. There was discussion regarding splitting vs not splitting the vote.

Abram called for the vote. It was determined to move forward with the vote on the motion as stated. This is how the resolution was approved by the board and reviewed by the attorney as well. If a member does not want to vote on all amendments together then they should vote NAY and depending on the majority we will revisit the issue.

- **MOTION (cont.) Vote Tabulation: 41 yay, 4 nay 67% of the membership is required to approve. There is 88% in favor of approval of the amendments. Motion carried. Voting tabulation is attached**

Old Business

Snow plowing and compensation - Reese has not been compensated yet, Richard has been compensated for weed spraying.

Road maintenance - Abram noted that the Road-rake seems to be working. We cleaned ditches last year as well. It has been a big help for everyone to keep an eye on large rocks and branches on the road and in ditches. We will need to order signs to replace the current Williams Creek and San Juan Vista road signs. Mark Dykes helped with fixing the culvert by mailboxes and thanks to Jim Smith for pulling the rake quite often. We had decided to forgo paying a company \$15,000 a year for road maintenance and have taken to managing our roads ourselves. Moving forward we will need aggressive gravel, 1.5", on these roads, however. It will settle after some time of use. Taking the corners wide will help preserve the quality of the roads. The plan of action for 2023 will include culverts on high-stress areas.

Review of Accounting Reports – John Sudmeier for Larry Serr

MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENTS (2021, 2022) AND PRELIMINARY OPERATING BUDGET FOR 2023. (attached)

Balance Sheet as of August 4, 2022 Current assets accumulated to date \$56235.38

Income & Expense Budget vs Actual, Jan thru Dec 2022 We have \$18,323.84 budgeted for road maintenance this year.

Balance Sheet, as of Dec 31, 2021 and Income & Expense Budget vs Actual, Jan thru Dec 2021
This is the final spending for 2021 since the last member meeting, net "deficit" -3,923.92. At the end of 2021 we had current assets of \$36,911.54.

Accounts Receivable - (Past due assessments) Only two members still owe fees to HPRA 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 \$159,893 spent from 2010 to 2022

2023 Operating Budget

There was discussion regarding line items. Granby Ditch continues to pay \$150 annually for access. Regarding minutes preparation, Steve Goff suggested increasing to \$500 and increasing Snow

plow allotment to \$1200 well. Richard Neier indicated that the current amount received is sufficient for weed spraying. It was decided to leave \$1,000 to Cedaredge VFD as well as no change to legal fees, office and insurance expenses. Regarding Accounting & reporting this amount will remain unchanged as well. However, the board will need to look into hiring another accountant due to Larry's health issues. Abram Acton would like to leave for next year's discussion: VRBOs and impact of extra traffic. There was discussion regarding leaving the assessment at \$500, General consensus is that we are good for \$500 assessment as long as it does not increase. Regarding road maintenance, Reese Wagner suggests focusing on the older roads first for gravel and culverts.

- **MOTION - Abe Acton moves to approve Operating Budget for 2023 and Assessment of \$500 per unit, Aaron Wagner 2nds, vote unanimous. Motion carried.**

NEW BUSINESS

Lynx Lane: Robert Smith has a concern regarding his road, it does not have a name. If there was a need for an emergency vehicle he wouldn't have an address to give them. He would like to name the road "Lynx Lane". Reese mentioned that we should check just in case the road is already named, but agrees we do still need to have a sign. Abe approved adding the sign expense to road maintenance.

Community park - Some members would like to put up a pavilion so we could do the meeting up there. Richard Neier: has concerns regarding maintenance and fencing. Abe has the maps to show that this area is registered with the community. Suggests putting this decision off to the next meeting.

Cattle Grazing - Members will need to have their own agreement with Dakota Darnell. Colorado is a fence-out state.

New Code for 2022-2023

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

Elect a Board Member

There is one board member finishing his term this year: Gary Hutson. Abe asked for volunteers, however no one stepped forward. Gary indicated he was fine with taking another term on the board.

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

Meeting date for 2023

Robert Foster requests having a later meeting date. There was a discussion regarding school schedules and hunting season. Next year's meeting date: August 19, 2023

Miscellaneous Items

- **MOTION – Abram moves to approve minutes for 2020 & 2021. John Sudmeier 2nd - Vote unanimous. Motion carried.**

- **MOTION – Abram moves to adjourn. Aaron Aneloski 2nd - Vote unanimous. Motion carried.**

MEETING ADJOURNED 12:00

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 – 1 years remaining
John Sudmeier, Vice President – 2 years remaining
Mike Kuene, board member – 1 years remaining
Richard Neier, board member – 1 years remaining
Gary Hutson, board member – 3 years remaining

HPRA - Tabulation of voting members: 8/13/22

Present: 45	Proxy	Vote assigned to:	CICD amendmnt - YAY: 41	CICD amendmnt - NAY: 4	Member Name	Unit	Nbr of Units
1			1		Aaron Aneloski	C	1
1				1	Aaron K. Wagner	V	1
1			1		Abram Acton, (President)	18	1
			—	—	Alexander W Brill	Q	1
1			1		Allen Abeyta	9	1
1	X	Dawn Sudmeier	1		BLINN JENNA MARIE & BLINN CHRISTOPHER ANDREW	E	1
1	x	Amy Fox	1		Burke & Margaret Stoops	D	1
1			1		Dale Cole	S	1
			—	—	Darlene Root (Eric Root)	I	1
1			1		David & Amy Fox	4	1
3			3		Diana and Michael Keune (Board Mbr)	15, 17, 16	3
1			1		Douglas Olson	AA	1
1	x	John Sudmeier	1		DYKES MARK H / LARSON ERIC J	W	1
1	x	John Sudmeier	1		Frederick C. Wolfe	X	1
			—	—	Gage & Lynette Hurst	U	1
2	x	John Sudmeier	2		Gary & Rea Ann Loomis	G, H	2
1			1		Gary Hutson (Board Mbr) & Patty Hutson	13	1
1			1		James Moorhead and Dawn Sudmeier	1	1
1			1		Jeffrey R Wyatt	T	1
			—	—	Jim Goldson	R	1
1			1		Jim Smith & Susan Windham	J	1
2			2		Joel & Karla Barber	A1, A2	2
1			1		John Sudmeier (Vice President)	L	1
1				1	Lance and Pam Foley	6	1
1				1	Luke Rose	K	1

HPRA - Tabulation of voting members: 8/13/22

Present: 45	Proxy	Vote assigned to:	CICD amendmnt - YAY: 41	CICD amendmnt - NAY: 4	Member Name	Unit	Nbr of Units
2	x	John Sudmeier	2		Mark Dykes	P, O	2
			—	—	Nicole Chavarria	A3	1
1				1	Nicole Picard	2	1
1			1		Reese L. and Julie A Wagner (Secretary)	Y	1
9			9		Richard Neier, Tanker Mountain, LLC - (Board Member)	7, 8,10,19,20, 21,22,23,11	9
1			1		Rick & Claudia Lopez	B	1
2	x	Abe Acton	2		Robert & Diana Foster	12,14	2
1			1		Roger D. and Betty Jo Bulla	Z	1
1			1		SMITH ROBERT DUANE	F	1
1			1		Stanley & Vickie Wolfe	5	1
1			1		Stephen Ray & Ramona O Goff	M	1
			—	—	Steve Vander Burgh	N	1
88%			80%	8%		Total Units	51

need 67% to approve

AMENDMENT TO
COMMON INTEREST COMMUNITY DECLARATION OF
HIGH PARK ROAD ASSOCIATION

Amendment No. 1: Section 2 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 2. Except as otherwise provided hereinbelow, all lots in said subdivision shall be known and designed as residential lots and no structures shall be erected, altered, placed or permitted to remain on any lot other than *one detached single-family main dwelling, one guest house, a private garage and other outbuildings incidental to residential use of said lot.*

Amendment No. 2: Section 3 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 3. All dwellings, garages and other outbuildings constructed upon the lots covered by these covenants shall be of good quality of workmanship and material. *Two residential dwellings are allowed: a main residence and a guest house. The floor space of main residential dwelling shall not be less than 600 square feet. The floor space of the guest house shall not be less than 300 square feet.* In this regard the construction of any structure upon any lot shall be completed with reasonable diligence after commencement of said structure. The exterior of any building constructed on any of the Units of the High Park Road Association shall be constructed in accordance with a design and using materials which will blend with the existing natural surroundings of trees, rocks and earth. Examples of suitable materials for the roof would be slate, metal, fiber glass, concrete tile, fire resistant composition or synthetic shingles or other fire proof or fire resistant materials, in suitably bonded or impregnated neutral or earth tone, non-glare colors such as tan, brown, reddish brown, gray, or a dark or dusky green. Wooden shingles are not permitted unless thoroughly impregnated with a fireproofing material. Suitable construction materials for the sides or siding of the building would be logs, log siding, native rock or stone, wood siding or simulated wood siding, stucco, steel siding or other fire proof or fire resistant materials, in similar colors or natural stains. It is the intention of the Declarants in adopting this covenant to provide for the construction of residential structures which are compatible with the surrounding forest environment. Prior to the beginning of construction, the owner of the Unit upon which any building is to be constructed shall submit plans, or a design or sketch of the planned residence sufficient to show the composition of the roof and exterior of the building, with a list of the exterior facing materials and the colors to be used. Samples may also be submitted to illustrate the materials and or colors to be used. The plans or the design or sketch and list of materials indicating their colors, shall be dated, signed and marked "Approved" by either the President or Vice President of the High Park Road Association, or a person designated by its Board of Directors to do so, prior to the beginning of construction.

Amendment No. 3: Section 6 of Article IX, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

Section 6. Further subdivision of any unit is prohibited.

Amendment No. 4: Article XII, of the Common Interest Community Declaration for High Park Road Association is hereby amended to read in its entirety as follows:

This declaration may be amended or repealed, in whole or in part, only in accordance with the provisions of C.R.S. 38-33.3-217, as amended.

**High Park Road Association
2022 Annual Meeting**



High Park Road Association 2022 Meeting Agenda

- A) Introduction of Members
- B) New Amendments Being Proposed
 - 1. Amendment #1- Section 2 of Article IX
 - a. introduction and description
 - b. member vote
 - 2. Amendment #2- Section 3 of Article IX
 - a. introduction and description
 - b. member vote
 - 3. Amendment #3- Section IX of Article IX
 - a. introduction and description
 - b. member vote
 - 4. Amendment #4- Article XII
 - a. introduction and description
 - b. member vote
- C) Old Business
 - 1. Snowplowing and compensation
 - 2. Weed spraying and compensation
 - 3. Road Maintenance
 - a. gravel
 - b. ditch cleaning
 - c. sign replacement
 - d. thanks to Jim Smith, Mark Dykes, and everyone one else that's helped with the roads, ditches, gate, and culverts this past year.
- D) Treasurer's Report
- E) Budget for 2023
 - 1. Secretary compensation
 - 2. Road maintenance
 - a. gravel
 - b. spraying
 - c. additional culverts added to stressed sections
 - d. snow plowing
 - e. community park
 - 3. Accountant Compensation

4. Insurance
5. Dues
6. Donation to Fire Department and Delta County Sheriff

F) New Business

1. Plan of action for road maintenance 2023
 - a. gravel
 - b. additional culverts for stressed sections
 - c. adding Lynx Lane into the neighborhood
 - d. gate
 - e. how would we like to spend the rest of the 2022 allocated money for the road?
2. Community Park Discussion
3. Open discussion, thoughts, ideas from property owners
3. Election of board members

G) Approve the minutes from the meeting last year

H) Gate Code

I) 2023 meeting date

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
Annual Meeting August 13,2022
Financial information

- Page 1. Preparation of budget for 2023. Left column shows actual income and expense through Aug. 4, 2022. Middle column show budbet for year 2022. Right column is for entering the 2023 budget amounts.
- Page 2. Balance sheet as of August 4, 2022. (As close to date of meeting as we can get.)
- Page 3. Column on left is the income and expense, so far this year. Column in the middle shows actual expenses compared to budget for current year. Column on the right shows amounts over/under budget.
- Page 4. Balance sheet as of 12/31/2021. This shows equity/surplus, at end of last year was \$36,911.
- Page 5. Shows income and expense for full year 2021. Net "deficit" for the year was -3,923.92.
- Page 6. Shows unpaid assessments for the year 2022.
- Page 7. History of amounts spent on roads for several past years. (for general information)
- Page 8. Bank transactions for current year, year-to-date.

HIGH PARK ROAD ASSOCIATION
BUDGET FOR THE YEAR 2023

	Y T D-2022	BUDGET-2022	BUDGET-2023
INCOME			
Assessments-51 units AT \$500	25,500	25,500	25,500
Granby Ditch	150	150	150
EXPENSES			
Roads- maintain & improve	4,729	18,250	18,250
Minutes- preparation		400	500
Weed spraying/mowing	2,500	2,500	2,500
Insurance		500	500
Fire protection		1,000	1,000
Snow removal		1,000	1,200
Legal fees		600	600
Accounting & reporting		1,200	1,200
Office expenses	97	200	200
Total expenses	7,326	25,650	25,950
NET INCOME- Y T D- 8/4/2022	<u>18,323</u>		
NET INCOME/DEFICIT-IF ALL BUDGET IS SPENT	0	0	
NET SURPLUS-AS OF 12/31/2021	36,911	36,911	
NET SURPLUS-AS OF 12/31/2022 (Projection)	36,911	36,911	
NET SURPLUS -Y. E. 2022-projection			<u><u>\$37,211</u></u>

High Park Road Association
Balance Sheet
As of August 4, 2022

	<u>Aug 4, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	55,235.38
Total Checking/Savings	55,235.38
Accounts Receivable	
Accounts Receivable	1,000.00
Total Accounts Receivable	1,000.00
Total Current Assets	56,235.38
TOTAL ASSETS	<u>56,235.38</u>
LIABILITIES & EQUITY	
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	36,911.54
Net Income	18,323.84
Total Equity	55,235.38
TOTAL LIABILITIES & EQUITY	<u>56,235.38</u>

3:45 PM
08/04/22
Accrual Basis

High Park Road Association
Income & Expense Budget vs. Actual
January through December 2022

	<u>Jan - Dec...</u>	<u>Budget</u>	<u>\$ Over B...</u>
Ordinary Income/Expense			
Income			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	150.00	150.00	0.00
Total Income	<u>25,650.00</u>	<u>25,650.00</u>	<u>0.00</u>
Gross Profit	25,650.00	25,650.00	0.00
Expense			
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
Miscellaneous	0.00		
Office expense	97.00	200.00	-103.00
Road maintenance/improvem...	4,729.16	18,250.00	-13,520.84
Snow removal	0.00	1,000.00	-1,000.00
Weed spraying	2,500.00	2,500.00	0.00
Total Expense	<u>7,326.16</u>	<u>25,650.00</u>	<u>-18,323.84</u>
Net Ordinary Income	<u>18,323.84</u>	<u>0.00</u>	<u>18,323.84</u>
Net Income	<u><u>18,323.84</u></u>	<u><u>0.00</u></u>	<u><u>18,323.84</u></u>

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For Management Use Only

High Park Road Association
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	37,911.54
Total Checking/Savings	37,911.54
Total Current Assets	37,911.54
TOTAL ASSETS	<u>37,911.54</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Gary/Rea Loo..	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	-3,923.92
Total Equity	36,911.54
TOTAL LIABILITIES & EQUITY	<u>37,911.54</u>

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~~Page 4~~

For Management Use Only

7:36 AM
08/05/22
Accrual Basis

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

	<u>Jan - Dec...</u>	<u>Budget</u>	<u>\$ Over B...</u>
Ordinary Income/Expense			
Income			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	150.00	150.00	0.00
Total Income	<u>25,650.00</u>	<u>25,650.00</u>	<u>0.00</u>
Gross Profit	25,650.00	25,650.00	0.00
Expense			
Accounting and reporting	1,200.00	1,200.00	0.00
Fire protection	1,000.00	1,000.00	0.00
Insurance	385.00	500.00	-115.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	400.00	400.00	0.00
Office expense	189.90	200.00	-10.10
Road maintenance/improvem...	22,899.02	15,000.00	7,899.02
Snow removal	1,000.00	1,000.00	0.00
Weed spraying	2,500.00	2,500.00	0.00
Total Expense	<u>29,573.92</u>	<u>22,400.00</u>	<u>7,173.92</u>
Net Ordinary Income	<u>-3,923.92</u>	<u>3,250.00</u>	<u>-7,173.92</u>
Net Income	<u><u>-3,923.92</u></u>	<u><u>3,250.00</u></u>	<u><u>-7,173.92</u></u>

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~~Page 1~~

For Management Use Only

4:15 PM

08/04/22

High Park Road Association
ASSESSMENTS RECEIVABLE
As of August 4, 2022

	<u>Current</u>	<u>1 - 120</u>	<u>> 120</u>	<u>TOTAL</u>
Esther Garcia				
Lance and Pam Foley			500.00	500.00
Steve Vander Burgh			500.00	500.00
TOTAL			1,000.00	1,000.00

6

HPRA
Roads Maintenance & Improvements
Prepared August 4, 2022

<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	22,899
2022 Year to date-August 4, 2022	<u>4,729</u>
Total	159,893

High Park Road Association

8/4/2022 3:50 PM

Register: Bank of Colorado

From 01/01/2022 through 08/04/2022

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/05/2022	dep	Larry C. Serr, CPA	Accounting and reporting		1,200.00	X		36,711.54
01/14/2022	1203	John Sudmeier	Road maintenance/improvements	Speed limit sign	108.57	X		36,602.97
01/21/2022	1205	United States Post Office	Office expense	annual fee	62.00	X		36,540.97
01/31/2022	debit	Bank of Colorado	Office expense		5.00	X		36,535.97
02/01/2022		Assessments	-split-	Deposit		X	13,500.00	50,035.97
02/05/2022	dep	Larry C. Serr, CPA	Accounting and reporting	Deposit-reimb		X	1,200.00	51,235.97
02/06/2022	dep	Granby Ditch & Reservoir	Income-Granby Ditch	Annual-2022		X	150.00	51,385.97
02/28/2022	debit	Bank of Colorado	Office expense		5.00	X		51,380.97
03/31/2022	debit	Bank of Colorado	Office expense		5.00	X		51,375.97
04/29/2022		Assessments	-split-	Keune \$1,500 Wyatt ...		X	2,000.00	53,375.97
04/29/2022	debit	Bank of Colorado	Office expense		5.00	X		53,370.97
05/12/2022		Assessments	-split-	Dawn Sudmeier & G...		X	1,000.00	54,370.97
05/12/2022			-split-	Blinn and Rose		X	1,000.00	55,370.97
05/18/2022		Assessments	Undeposited Funds	Reese & Julie Wagner		X	500.00	55,870.97
05/28/2022		Assessments	Undeposited Funds	Abram		X	500.00	56,370.97
05/31/2022	debit	Bank of Colorado	Office expense		5.00	X		56,365.97
06/02/2022	dep	Bank error-deduction	Miscellaneous	correction - bank error		X	380.00	56,745.97
06/02/2022	debit	Bank error-deduction	Miscellaneous	Bank error	380.00	X		56,365.97
06/30/2022		Assessments	-split-	Barber and Wagner		X	1,000.00	57,365.97
06/30/2022	debit	Bank of Colorado	Office expense		5.00	X		57,360.97
07/11/2022		Richard and Lisa Neier	Undeposited Funds	Includes 2,500 sprayi...		X	4,500.00	61,860.97
07/11/2022	31	Richard Neier	Weed spraying	Credit for weed spray...	2,500.00	X		59,360.97
07/16/2022		Brian Norfolk	Undeposited Funds	Assessment for 2022		X	500.00	59,860.97
07/20/2022	1206	John Sudmeier	Road maintenance/improvements	Reimb for traffic signs	78.39	X		59,782.58
07/29/2022	debit	Bank of Colorado	Office expense		5.00	X		59,777.58
08/02/2022	1207	Benson Brothers LLC	Road maintenance/improvements	Road material	4,542.20			55,235.38