

**HPRA Member Meeting Minutes - unapproved  
August 3 2024 10:08 am Cedaredge Town Park**

**Richard Neier called the meeting to order at 10:08 am, quorum confirmed.**

**In attendance:**

**Rob & Marilyn Smith - 1  
Mike Kuene - 3  
Reese Wagner & Julie Wagner (Secretary) - 1  
Richard Neier (President) – 9  
Aaron Aneloski - 1  
Rick & Claudia Lopez (Board Member) - 1  
Amy Fox (Board Member) - 1  
Jeff & Stephanie Wyatt - 1  
Doug & Gail Olson - 1  
Gary Hutson (Board Member) and Patty Hutson - 1  
Ted Wolfe (Vice President) & Betty Wolfe– 1  
Allen Abeyta - 2  
Abram Acton - 1  
Mark & Lindsey Nelson - 1  
Joel & Karla Barber - 2  
Steve & Ramona Goff - 1**

**Lisa Fuqua (Treasurer)**

**Represented by Proxy:**

**Gary & Rea Ann Loomis (Julie Wagner) - 2  
Burke & Margaret Stoops (Amy Fox) - 1**

**30 of 51 lots represented (59%)**

**Quorum = 25%**

**President's Agenda.** Richard Neier introduced himself as the HPRA President as well as the Board Members (Caludia Lopez, Gary Hutson, Ted Wolfe, Amy Fox). He encouraged the members to introduce themselves. The President went on to introduce Lisa Fuqua as well. She is the new HPRA Accountant taking over for Kristen Green. Richard passed out his meeting agenda (attached).

## Old Business

### Review of Accounting Reports – Lisa Fuqua

#### **MEMBERS WERE PROVIDED WITH THE FOLLOWING ACCOUNTING REPORTS (see attached)**

YTD Budget vs Actual (Jan-Dec 2023) We had a total income for 2023 of \$24,150.00. This consisted of \$24,000 in assessments and \$150 in yearly fee from the Granby Ditch company. Total expense came to \$23,927.84 which consisted of the following \* \$2,374.00 in Accounting fees \* partial payment of \$400 for minutes preparation \* \$483.31 allocated to Miscellaneous \* \$343.78 was paid for Office Expenses \* \$2,340.00 paid to Reese Wagner for unknown reason. Lisa realizes now that this amount is to be allocated to Snow Removal \* \$15,958.31 was spent in 2023 for Road Maintenance. This comes to Total Expenses for 2023 of \$23,927.84. TOTAL NET income for the year: \$222.16

YTD Budget vs Actual (Jan-July 2024) Moving forward to 2024, January through July. We have collected \$21,000 in assessments and received our yearly payment from Granby Ditch, There are also receipts for gate remote purchases. Total income of \$21,325.00. We have so far spent \$100 for Accounting fees and \$167 for office expenses. We have spent \$13,458.72 in Road Maintenance . Improvements, this is 74% of our budgeted amount of \$18,250. As of July, 2024 our TOTAL NET Income: \$7,599.28

STATEMENT of FINANCIAL POSITION (12/31/23) As of 12/31/23; HPRA had a total Road Fund Balance of \$46,663.96. This includes funds remaining from the 2023 budget of \$222.16.

In comparison; HPRA had a total Road Fund Balance of \$45,741.80. This includes funds remaining from the 2022 budget of \$7,830.26

STATEMENT of FINANCIAL POSITION (7/31/24) As of 7/31/24; HPRA has \$55,263.24 in the Checking account. The Road Fund balance remains \$46,663.96, the remaining funds are to be allocated as described in the operating budget.

PROFIT AND LOSS STATEMENTS (Jan-July 2024) This financial statement describes how funds have been allocated thus far for the 2024 budget year. Our income for the 2024 year amounts to \$20,150.00 with expenses totalling \$13,725.72. Net Income as of 7/31/24 is: \$6,424.28. At this time last year we had already spent \$17,565.98.

A/R Aging Summary - (Past due assessments) As of 7/31/24 HPRA is owed \$12,000 is in paid assessments. From 2023, \$7,500 is due. From 2024, \$4,500 is due.

- **MOTION - Richard Neier moves to accept financials as submitted by Lisa Fuqua, Claudia Lopez 2nds, vote unanimous. Motion carried.**

Gate Replacements - Richard thanks Gary and Ted for their help on the gate replacement project.. Alpine Fence did the installation. HPRA has a few remotes left for purchase at \$25 each, 20 were provided with the purchase of the gate. Contact Gary regarding the programming of the new remote. The program box will have a combination lock as well. Claudia will have the combination if needed. Richard wondered repeatedly why any member would need the combination to the program box. Gary mentioned It will need to be opened to program the remotes. Richard suggested contacting Gary or Claudia for this. Reese Wagner mentioned possible concerns regarding the solar panel for the gate control mechanism. We may need to move it or cut some trees. The gate opens toward the downhill (south) side, this is because of the cows when they are coming off the mountain, which has caused problems in the past when the gate opened towards the uphill side.. Mike Kuene expects the cows to start heading down in September. Gary let the membership know that the gate sensor is in the ground and the gate remains open for 1 minute, and 1 minute when reset.

Road Maintenance: Members of the upper roads (Richard Neier, Mike Kuene, Abram Acton, and Gary Hutson) will try to work on maintaining those roads as much as possible themselves. Richard Neier bought a side arm mower and will start mowing along the roads within the next 3 weeks. Karla voiced some concerns regarding some rocks that need to be moved at their entry and tree limbs that are creating some difficulties as well. Richard mentioned he would address the tree limbs on the way up to Karla's place. Reese was wondering if we have a plan for gravel. He mentioned that the reason we raised the assessments to \$500 a few years ago was to start regravelling all of the roads entirely. High Park Road was to be first, the upper roads to be 2nd and Williams Creek was last. Overall maintenance will be much easier doing things this way rather than if we were just patching the roads. The wash damaged areas need to be addressed as well. In this regard William's Creek Road should be addressed sooner. It was noted that the road-drag will push the gravel to the outside if you don't "skew" it just right. Everyone should keep an eye on the debris in the culverts and pull out rocks and branches etc.. Approximately 20 loads of 1.5" Road base is the type of gravel that Richard will order and will go from there. Reese suggested we place as much gravel as we can every year. Gary will help with coordination of gravel placement etc. Richard made sure to remind everyone that he is not responsible for what or how Dakota manages his cows within the High Park Road Association.

Signs have been ordered and will be installed within the next few days. Aaron Aneloski will hang the new signs. There are 4 signs for placement on High Park Road and 2 for Squirrel Rock Road

## **NEW BUSINESS**

### **2025 Operating Budget**

- **MOTION - Claudia Lopez moves to approve Operating Budget for 2025 and Assessment of \$500 per unit, Betty Wolfe 2nds, vote unanimous. Motion carried.**

- **MOTION - Betty Wolfe moves to approve the 2023 minutes as written, Gary Hutson 2nds, vote unanimous. Motion carried.**

### **Elect Secretary, Board Member**

Secretary - Julie summarized the duties for the secretary position as follows: Set-up meeting, prepare minutes, maintain website, keep track of member directory, track emails and maintain files. This is a paid position \$500. This amount was updated in 2022, see minutes. Richard was sure we would maintain this expense in the budget but if someone would volunteer to do this for free that would be great as well.

Richard wanted everyone to know that there are a lot of emails back and forth. He mentioned that Claudia is really great and wanted everyone to be sure and thank Claudia for everything she does.

Karla Barber expressed an interest in becoming the HPRA Secretary. MOTION AF, GH2nd to appoint Karla Barber as Secretary

- **MOTION – Richard Neier moves to appoint Karla Barber as Secretary, Gary Hutson 2<sup>nd</sup> - Vote unanimous. Motion carried.**

Board Member There is one board member finishing his term this year: Ted Wolfe took over the board position for John Sudmeier last year. There was one year left in this term. Ted indicated he was good with taking another term on the board as Vice President.

- **MOTION – Richard Neier moves to nominate Ted Wolfe to the board for a 3 yr term. Gary Hutson 2<sup>nd</sup> - Vote unanimous. Motion carried.**

### **New Code for 2024-2025**

The new gate code was discussed and new code agreed on. When the code is changed the membership will be emailed. Gary Hutson indicated he would change the code.

### **Meeting date for 2025**

Claudia suggested having the meeting at the HPRA park area in the upper area in the Association. Discussion regarding changing the meeting time as well. The membership agreed to leave the meeting date as is, the first weekend of August.

Next year's meeting August 2, 2025 at 4pm

## **Miscellaneous Items**

Karla Barber has been having trouble with trespassers coming from the National Forest Access. Cameras were suggested, however Karla says trespassers take them or break them.

Ted mentioned fire season and the importance of evacuation routes. Basically the only way out of HPRA is past the mailboxes. Reese recommends cutting an alternate way out of your individual lot. Mike Kuene suggested going up through Richard's and then out into the forest into George Creek and come back down the pipeline. No need to give Fire Services etc written access, Ted feels it is very important for all of us to have a plan for evacuation.

Issue of HPRA tags. Nice to have so everyone knows who is responsible for your visitors. Mike Kuene has a few left if anyone needs any.

Dedicated snow removal for the upper roads will be costly to HPRA. Members discussed how and when roads were plowed for the roads above. Reese feels if the association is going to be committed to this they will need a snow blower as there is no where to put the snow when it accumulates.

Regarding the Aging A/R Summary. There was discussion of the pros and cons of charging late fees and when to hire an attorney to file liens. It was determined that since there are only 6 outstanding that aren't more than a year past due, we would not pursue an attorney at this time. It was decided that the following process would be followed: 1) Reminders would be sent out 2 ) the Board would then contact those members still owing 3) If favorable contact is not made the board will then consider legal action at this point.

- **MOTION - Richard Neier moves that assessments will be officially due by March 1st each year, Claudia Lopez 2nds, vote unanimous. Motion carried.**

Moving forward, the Secretary will send a reminder of assessments due by February 1st. The assessments will be then expected by March 1st. If a member has problems making this payment, please be sure to contact the Secretary or the Board. It was decided that taking partial payments would be too much to track. If the HPRA Board receives favorable contact they would be happy to work with the situation.

- **MOTION – Betty Wolfe moves to adjourn. Gary Hutson 2<sup>nd</sup> - Vote unanimous. Motion carried.**

**MEETING ADJOURNED 11:59**

*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:

Richard Neier, President – 2 years remaining

Ted Wolf, Vice President – 3 years remaining

Amy Fox, board member – 2 years remaining

Claudia Lopez, board member – 2 years remaining

Gary Hutson, board member – 1 year remaining

# HIGH PARK ROAD ANNUAL MEETING 2024

---

Location: Cedaredge Town Park

Date: 8/3/2024

Time: 10 AM

---

## AGENDA DETAILS

### I. CALL TO ORDER AND INTRODUCTIONS

- a. Board members to introduce themselves
- b. Round robin of homeowner introductions
- c. Introduction of new accountant

### II. OLD BUSINESS

- a. Review of last year's budget
- b. Gate and sign replacements
- c. Road maintenance

### III. NEW BUSINESS

- a. Propose and approve new budget
- b. Elect new secretary and re-elect board and officers
- c. Open discussion for any additional homeowner concerns

### IV. CONCLUSION

- a. 2025 meeting to be held on August 2<sup>nd</sup>, 2025. Propose a 6:00 pm meeting time with a barbecue and "block party" afterwards
- b. Conclude meeting and gather for potluck

# HIGH PARK ROAD ASSOCIATION

YTD Budget vs Actual

January Through December 2023

	Jan - Dec 23	Budget	%of Budget
Ordinary Income / Expense			
INCOME			
Assessments	24,000.00	25,500.00	94%
Income - Grandby Ditch	<u>150.00</u>	<u>150.00</u>	100%
TOTAL INCOME	<u>24,150.00</u>	<u>25,650.00</u>	94%
GROSS PROFIT	<u>24,150.00</u>	<u>25,650.00</u>	94%
EXPENSE			
Accounting	2,374.00	1,200.00	198%
Legal Fees	-	500.00	0%
Minutes - Preparation	500.00	500.00	100%
Miscellaneous	483.31	-	
Insurance	505.39	500.00	101%
Fire Protection		1,000.00	0%
Office Expense	343.78	200.00	172%
Reese Wagner - Unknown Reason	2,340.00	-	
Road Maintenance / Improvements	15,958.31	18,250.00	87%
Snow Removal		1,000.00	0%
Weed Spraying	1,523.05	2,500.00	61%
TOTAL EXPENSES	<u>24,027.84</u>	<u>25,650.00</u>	94%
NET Ordinary Income	<u>122.16</u>	<u>-</u>	
NET INCOME	<u>122.16</u>	<u>-</u>	

# HIGH PARK ROAD ASSOCIATION

YTD Budget vs Actual  
January through July 2024

	Jan - Jul 24	Budget	%of Budget
Ordinary Income / Expense			
INCOME			
Assessments	21,000.00	25,500.00	82%
Income - Grandby Ditr	150.00	150.00	100%
Remotes	175.00	NA	
TOTAL INCOME	<u>21,325.00</u>	<u>25,650.00</u>	83%
GROSS PROFIT	<u>21,325.00</u>	<u>25,650.00</u>	83%
EXPENSE			
Accounting	100.00	1,200.00	8%
Legal Fees	-	500.00	0%
Minutes - Preparation	-	500.00	0%
Miscellaneous	-	-	
Insurance	-	500.00	0%
Fire Protection		1,000.00	0%
Office Expense	167.00	200.00	84%
Reese Wagner - Unknown Reason	-	-	
Road Maintenance / Improvements	13,458.72	18,250.00	74%
Snow Removal		1,000.00	0%
Weed Spraying		2,500.00	0%
TOTAL EXPENSES	<u>13,725.72</u>	<u>25,650.00</u>	54%
NET Ordinary Income	<u>7,599.28</u>	<u>-</u>	
NET INCOME	<u>7,599.28</u>	<u>-</u>	

# HIGH PARK ROAD ASSOCIATION

## Statement of Financial Position

As of December 31, 2023

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>	<u>\$ Change</u>
<b>ASSETS</b>			
Current Assets			
Checking / Savings			
Bank of Colorado	\$ 47,663.96	\$ 46,241.80	\$ 1,422.16
Total Checking Savings	\$ 47,663.96	\$ 46,241.80	\$ 1,422.16
Accounts Receivable			
Accounts Receivable	\$ 1,000.00	\$ (1,000.00)	\$ 2,000.00
Total Accounts Receivable	\$ 1,000.00	\$ (1,000.00)	\$ 2,000.00
Other Currents Assets			
Undeposited Funds	\$ -	\$ 500.00	\$ (500.00)
Total Other Currents Assets	\$ -	\$ 500.00	\$ (500.00)
Total Currents Assets	\$ 46,663.96	\$ 45,741.80	\$ 922.16
<b>TOTAL ASSETS</b>	<b><u>\$46,663.96</u></b>	<b><u>\$45,741.80</u></b>	<b><u>\$ 922.16</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
Equity			
Road Fund Balance	\$ 46,441.80	\$ 37,911.54	\$ 8,530.26
Net Income	\$ 222.16	\$ 7,830.26	\$ (7,608.10)
Total Equity	\$ 46,663.96	\$ 45,741.80	\$ 922.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$46,663.96</u></b>	<b><u>\$45,741.80</u></b>	<b><u>\$ 922.16</u></b>

# HIGH PARK ROAD ASSOCIATION

## Statement of Financial Position

As of July 31, 2024

③

	July 31, 2024	July 31, 2023	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking / Savings			
Bank of Colorado	\$ 55,263.24	\$ 46,325.82	\$ 8,937.42
Total Checking Savings	\$ 55,263.24	\$ 46,325.82	\$ 8,937.42
Total Currents Assets	\$ 55,263.24	\$ 46,325.82	\$ 8,937.42
<b>TOTAL ASSETS</b>	<b><u>\$ 55,263.24</u></b>	<b><u>\$ 46,325.82</u></b>	<b><u>\$ 8,937.42</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
Equity			
Road Fund Balance	\$ 46,441.80	\$ 45,741.80	\$ 700.00
Net Income	\$ 222.16	\$ 584.02	\$ (361.86)
Total Equity	\$ 46,663.96	\$ 46,325.82	\$ 338.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>\$ 46,663.96</u></b>	<b><u>\$ 46,325.82</u></b>	<b><u>\$ 338.14</u></b>

## HIGH PARK ROAD ASSOCIATION

Cash Basis

Profit Loss

08/14/24

January through July 2024

	Jan - Jul 24	Jan - Jul 23
Ordinary Income / Expense		
INCOME		
Assessments	20,000.00	18,000.00
Income - Grandby Ditch	150.00	150.00
TOTAL INCOME	<b>20,150.00</b>	<b>18,150.00</b>
Gross Profit	<b>20,150.00</b>	<b>18,150.00</b>
EXPENSE		
Accounting	100.00	870.00
Gate Repair	N/A	440.00
Minutes Prep		
Miscellaneous		-
Office Expense		
Bank Charges	35.00	35.00
Postatge, mailing Service		68.00
Office Expense - other	132.00	215.78
Total Office Expense	167.00	<b>318.78</b>
Road Maintenance / Improvements	13,458.72	12,074.15
Snow Removal		2,340.00
Weed Spraying		1,523.05
TOTAL EXPENSES	<b>13,725.72</b>	<b>17,565.98</b>
NET Ordinary Income	6,424.28	584.02
NET INCOME	<b>6,424.28</b>	<b>584.02</b>

# HIGH PARK ROAD ASSOCIATION

## A/R Aging Summary

As of July 31, 2024

<u>2023</u>	<u>Current</u>	<u>1 - 30</u>	<u>31-60</u>	<u>61-90</u>	<u>&gt;90</u>	<u>TOTAL</u>
Gary & Lynette Hurst	0.00	0.00	0.00	0.00	500.00	500.00
Nicole & Adrian Chavarria	0.00	0.00	0.00	0.00	500.00	500.00
Richard & Lisa Neier	0.00	0.00	0.00	0.00	4,500.00	4,500.00
Rick & Claudia Lopez	0.00	0.00	0.00	0.00	500.00	500.00
Robert & Diane Foster	0.00	0.00	0.00	0.00	500.00	500.00
Robert D Smith	0.00	0.00	0.00	0.00	500.00	500.00
Steve Vander Burgh	0.00	0.00	0.00	0.00	500.00	500.00
Total	0.00	0.00	0.00	0.00	7,500.00	7,500.00

Prior year's assessments due are a missing \$1,000.00. I have no way of knowing who the non payers are.

<u>2024</u>	<u>Current</u>	<u>1 - 30</u>	<u>31-60</u>	<u>61-90</u>	<u>&gt;90</u>	<u>TOTAL</u>
	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00
Gary & Lynette Hurst	0.00	0.00	0.00	0.00	500.00	500.00
Aaron K Wagner	0.00	0.00	0.00	0.00	500.00	500.00
	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	1,000.00	1,000.00