

HPRA Member Meeting Minutes

August 17 2019 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

John Sudmeier (Vice President) - 1

Peter Brown - 3

Betty Bulla - 1

Tammy Clough - 1

Mark Dyke - 1

Robert and Diana Foster - 2

David Fox - 1

Gary Hutson (Board Member) and Patty Hutson - 1

Reann Loomis - 2

Mike Kuene (Board Member) – 3

Dawn Sudmeier - 1

Shirley Zubowicz - 1

Reese and Julie Wagner (Secretary) - 1

Richard Neier (Board Member) – 9

Aaron Wagner - 1

Larry Serr (Treasurer)

Richard Belden

Jennifer Head

Represented by Proxy:

Robert Nassebene (Reese/Julie Wagner) - 1

Nassebene Family Investments, LLC (Reese/Julie Wagner) - 1

Steven Letterhos (Reese/Julie Wagner) – 1

34 of 51 lots represented (65%)

Quorum = 25%

President's Agenda. Abram Acton introduced himself as the HPRA President and passed out his agenda (attached). Members introduced themselves. The President extended his thanks to the HPRA Secretary and Dawn Sudmeier for revising the Covenants as well as Reese, Mike Zubowitz, Mike Kuene and Richard Neier for time spent plowing roads. Abram also thanked Richard Belden for road maintenance. He thanked Larry Serr our accountant, the HPRA board and HPRA members. He noted there has been a property sale in the last year: Aaron Fosler sold his lot to Reann Loomis.

Old Business

Fiber Optic update - Essentially, DMEA started working without notice and proceeded to tear up the road. Richard Neier noticed and called Abram. He immediately called DMEA/Elevate and all work stopped. A meeting was called between board members, Richard Belden, Elevate and DMEA where it was agreed and understood that if the road is torn up it will be restored to its previous condition.. Brian Dale was in attendance to represent DMEA/Elevate and in charge of repairing road, However, it has been noted that road base was not replaced that Fall 2018. The following 2018 - 2019 winter was high in moisture. The spring of 2019 revealed fair amounts of road damage and deep ruts needing gravel (above Squirrel Rock Rd). Richard Belden gave DMEA/Elevate an estimate to repair the damaged road. However, this proposal was turned down. They came in and fixed it themselves, put some road base down and gravel. Abram feels they did a fair job. However Richard Belden feels that it will keep settling and will need work in the future. Discussion continued covering many differing points; fiber optics contribute to our community, they have committed to all electric customers to provide fiber optic service. There is potential that they would be up to wire service to additional customers however Aaron Wagner mentioned that they sent back his check to install fiber optic service. Abram recommends pushing this issue to the next member meeting. In the meantime, Abram will be attending a meeting with DMEA regarding finishing burying the cable.

Weed Spraying: Richard Neier was not able to spray this year. He could not get to CO from IN at the time he needed to be here. There was discussion as to the value of doing something in late spring early fall. Reese Wagner felt the weeds are already too well established at this point to do much good. Aaron Wagner felt a hit after fall could affect the roots. John S suggested a plan "B" such as Pestaway. There was discussion regarding how Pestaway Spraying has been inefficient in the past. Abram suggested continuing to rely on Richard N while he gets some estimates from vendors just in case Richard N cannot get back here in time as a "back-up" plan. Shirl Zubowitz mentioned that Bulbous Blue-grass a noxious weed, has started to grow in the High Park area.

Assessments: Aaron Wagner has paid \$1,000 toward his assessments. He still owes \$500 which he plans to have paid within the week. Aaron is the only one that still owes.

Review of Accounting Reports – Larry Serr

MEMBERS WERE PROVIDED WITH CURRENT BALANCE SHEET, CHECK REGISTER, PROFIT AND LOSS STATEMENTS (2018, 2019) AND PRELIMINARY OPERATING BUDGET FOR 2020. (attached)

Balance Sheet as of August 17, 2019 Larry explained that the \$1,500 Accounts receivable is from unpaid assessments discussed earlier. Deferred income of \$50 from an overpayment made by Steven Letterhos. He indicated for it to be applied to the 2020 assessment. Total equity for the members amounts to \$17,019.08.

Profit & Loss Budget vs Actual, Jan thru Dec 2019 This is the accounting report which details the spending out of the 2019 budget. Haven't spent much out of the budget as of yet. For instance, HPRA has only spent \$334.17 on roads to date. (Larry noted we do now have Richards invoice to pay, so that will change). We have also spent \$149 in office expenses. Still as yet need to pay Accounting and reporting, Fire protection, Insurance, Minutes Prep. Have not spent \$600 budgeted for legal fees as well.

Balance Sheet, as of Dec 31, 2018 This report shows us where HPRA was at the end of 2018. deferred income owed to RN for spraying. Richard N elected to have HPRA keep and apply to 2019 assessments. Received 150 from Granby Ditch Co. We did not receive \$150 from them last year - it is on the profit and loss statement. The only other income item is the assessments.

Profit & Loss Budget vs Actual, Jan thru Dec 2018 Bad debt item for Ester Garcia, DS paid for 2018, 2019. Total expenditures in 2018 were \$24,620.28 out of a budget of \$26,500.00. HPRA finished with a net income of \$879.72 which was added to the surplus for 2019. Increased budget to add fire protection donation. Paid \$50 less than budgeted for Insurance. Did not spend our budgeted legal fees. Had \$23 left from the Office Expense budget and we were under budget for Road Maintenance expenses as well.

A/R Aging Summary - (Past due assessments) – Aaron Wagner: owes 3 years. However, Larry noted he had a check from Aaron Wagner for \$1,000 toward his assessments. He still owes \$500 which he plans to have paid within the month. Assessments owed from Ester Garcia have been written off.

Roads Maintenance & Improvements - Informational schedule comparing amount spent per year on road maintenance and improvements from 2010 through to 2019. We have only spent \$334 this year. Richards invoice in the back of Abram's packet

Check Register – Bank of Colorado Larry provided a register of the HPRA checking account for 2019. We have an ending bank balance of \$40,635.91.

2020 Operating Budget

Discussion regarding estimated expenses for 2020. Larry directed attention to the line items of the Budget for the year 2019 for comparison when considering budget for 2020. He suggested we review the proposed expenses for 2020 and then finish with the income items. Minutes prep (\$350) and weed spraying (\$1,700) - do we need to increase? Discussion carried on debating these two line items the conclusion being for the amount to remain the same. Insurance (\$2,000) - Larry Serr indicated we are

close and need no adjustment. Fire protection paid 1,000 last year. It was agreed to budget (\$1,000) to pay as funds are available. Legal fees (\$600) did not spend last year, Accounting & Reporting (\$1,200) and Office Expenses (\$200) remain as is and need no adjustment.

There was discussion concerning adding a budget item for snow removal. As more people move up here we will need to consider hiring someone like Richard Belden for reliability. Snow plowing is highly variable due to varying snowfall from year to year. This year we had high amounts of snow where the year before there was no need to plow at all. Projecting a number for cost is difficult. Looking at Abram's map illustrates that different sections of the road receives differing amounts of traffic. Richard N indicated that he and Mike K will take care of the roads in the upper section and suggest estimating the cost of plowing the lower section. Discussion continued with Richard Belden's input of an hourly rate and debate one year , based on snowfall snow removal would have cost \$7,000 where the year previous would have cost \$500. Is this a HPRA issue or is it a private issue? Dawn explained how removing the snow from the road actually helps maintain our roads in the long run. There is more damage to repair in the spring after the snow melts due to ruts etc. Peter felt that if you buy a lot up here you should be prepared to handle some difficulty. Dawn outlined some benefits to HPRA committing to snow removal: insurance, sales and property values. She noted that according to the Bylaws that the assessment must be divided among all 51 lots. Debate continued, discussing estimated cost to amount of times to run the snow plow around the lower end from east to west. Is it worth each property owner to raise assessment \$100? Reese mentioned the need to open up an area as a "parking lot" at San Juan Vista and High Park Rd. Mark Dyke offered to help with snow removal as well. Abe noticed that we have a cushion and wondered if we could substitute the money we didn't spend on weed spraying for snow removal . Mike Kuene suggested using the extra from (\$1,700) weed spraying for this year and reevaluate next year, possibly raising assessments if needed.

- **MOTION - Mike Kuene moved to use the 1,000 found in our current budget and reevaluate for next year, Richard Neier 2nd, vote unanimous. Motion carried**

Larry points out that Mike's motion is incorrect. We have to make a motion to revise the 2019 budget and approve it and then add a line item to the 2020 budget in a separate motion.

- **MOTION - Dawn Sudmeier moved to revise the 2019 budget by removing 1,700 for spraying and adding 1,000 for snow removal, Richard Neier 2nd, vote unanimous. Motion carried.**
- **MOTION - Dawn Sudmeier moved to add a line item to the 2020 budget to allocate \$1,000 snow removal, Abram Acton 2nd the motion, vote unanimous. Motion carried.**

Continuing review of the 2020 operating budget it was decided to leave the amount allocated for the Road maintenance budget the same at \$18,450. Snow removal has been added at \$1,000. It was noted that

there is surplus which is needed for road material. The membership agreed to allow a deficit in the 2020 budget as we do have reserves in the bank account. The final consensus being that the assessments will remain \$500 for 2020

- **MOTION - Dawn Sudmeier moves to approve Operating Budget for 2020 and Assessment of \$500 per unit, Abram Acton 2nds, vote unanimous. Motion carried.**

NEW BUSINESS

Revision of Covenants Amendments: Dawn Sudmeier lead the discussion last year regarding that the building materials section have “gotten ahead” of our covenants. She realized while researching that only the words “stucco and steel siding” need to be added. This amendment has been distributed to the membership for review with a copy available at the meeting for review as well. Afterward the amendment is approved it is to be recorded with the county and distributed to the title companies and real estate offices.

- **MOTION - Dawn Sudmeier moves to adopt amendment to Common Interest Community Declaration of High Park Road Association as submitted. Abram Acton 2nds, vote unanimous. Motion carried.**

Road Maintenance, condition: Abram started this discussion noting there will be a little washboarding this year where new material has been placed. It is difficult to get the road sufficiently compacted. Ditches are functioning well. Just above HPR and SJV there was some runoff doing some damage. This issue has been repaired this spring. There was an issue with Kathy Gates culvert. Richard Belden mentioned he called her and had the issue taken care of. There was discussion regarding the Zubowitz culvert. There is a metal gate in place at the mouth which get clogged with silt and debris. Shirley is worried her dog will crawl into the culvert and get stuck. Aaron Wagner suggested using concrete stakes instead. Abram Acton feels the roads are in “pretty good shape” overall.

- **MOTION - Abram Acton moves to approve the 2018 minutes as written Richard Neier 2nds, vote unanimous. Motion carried.**

New Code for 2019-2020

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. Gary indicated he was fine with taking another term on the board.

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

Meeting date for 2020

Next year's meeting date: August 15, 2020

Miscellaneous Items

Dawn Sudmeier mentioned the importance that someone else read and be familiar with the Bylaws etc. Julie Wagner agreed and volunteered

Dawn also mentioned that we should stay observant regarding the potential for the BLM to sell off its lots adjacent HPRA parcels. We should consider how this will potentially affect us.

Tammy Clough mentioned she has noticed drones flying near and over her house.

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

MEETING ADJOURNED 12:45

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

High Park Road Association 2019 Annual Meeting



A big thank you to Julie Wagner for her work throughout the year filing documents, reserving the meeting room, composing the meeting minutes, and other things that go unnoticed throughout the year.

Thank you to Dawn Sudmeier for revising the covenants for the exterior finishes of structures for existing and future builds. She did a 100% professional job on that project.

Thank you to Reese Wagner, Mike Zubawicz, Mike Keune, and Richard Neier for volunteering their time, skill, and vehicles to keep the roads plowed through the winter snow months. It's greatly appreciated. Anyone who feels like they have benefited from this is encouraged to give a donation.

Richard Beldon and Crew have done a very nice job on the road maintenance this year. Thank you very much for taking care of us.

Larry Serr, our accountant, as professional and consistent as they come. Your work is very much appreciated. Thank you.

Thank you to the HOA Board Members for volunteering their time and input on the subjects that have been discussed and acted on this year.

Last but not least, thank you to all the Neighbors of High Park Road for being a part of this civilized, naturally beautiful community. We really do have something special. Let us keep working to preserve the wonderful community we are all a part of.

Subjects

1. No New Property Sales
2. Fiberoptic Briefing
3. Weed Spraying
4. Unpaid Assessments
5. Budget
6. Road Maintenance
7. Snow Plowing
8. Any Other Subjects

Proposed Road Sections IN HPR



R.E. Belden Construction & Directional Drilling

P.O. Box1019

Cedaredge, CO 81413 US

(970) 234-6700

beldenconst@yahoo.com

Invoice**BILL TO**

Highpark Road Association

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19075	08/15/2019	\$16,820.00	09/01/2019	Due on receipt	

PROJECT :

Road Maintenance

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
CX 55 Excavator	Clean Rocks out of Ditches and Culvert 6 - 11 - 19	1	100.00	100.00
550 Blade	Blade Highpark Road 6 - 24 - 19	6.50	135.00	877.50
Roller	Compact Road 6 -24 - 19	2.50	125.00	312.50
Water Truck	Water Road 6 -24 - 19	3.50	75.00	262.50
550 Blade	Blade Highpark Road 6 - 27 - 19	4	135.00	540.00
Roller	Compact Road 6 -27 - 19	2	125.00	250.00
Water Truck	Water Road 6 -27 - 19	2.50	75.00	187.50
CX 55 Excavator	Clean Rocks out of Ditches 6 - 27 - 19	3.50	100.00	350.00
550 Blade	Blade Highpark Road 6 - 28 - 19	4.50	135.00	607.50
Roller	Compact Road 6 -28 - 19	1.50	125.00	187.50
Water Truck	Water Road 6 -28 - 19	2.50	75.00	187.50
CX 55 Excavator	Clean Rocks out of Ditches 6 - 28 - 19	7.50	100.00	750.00
550 Blade	Blade Highpark Road 7 - 01 - 19	7	135.00	945.00
Roller	Compact Road 7 -01 - 19	3	125.00	375.00
Water Truck	Water Road 7 -01 - 19	4	75.00	300.00
CX 55 Excavator	Clean Rocks out of Ditches 7 - 01 - 19	7	100.00	700.00
550 Blade	Blade Highpark Road and Williams Creek Rd. 7 - 02 - 19	9	135.00	1,215.00
Roller	Compact Road 7 -02 - 19	4.50	125.00	562.50
Water Truck	Water Road 7 -02 - 19	5	75.00	375.00
550 Blade	Blade Highpark Road and Williams Creek Rd. 7 - 03 - 19	7	135.00	945.00
Roller	Compact Road 7 -03 - 19	3	125.00	375.00
Water Truck	Water Road 7 -03 - 19	4	75.00	300.00
550 Blade	Blade Highpark Road and Williams Creek Rd. 7 - 08 - 19	6	135.00	810.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Roller	Compact Road 7 -08 - 19	2.50	125.00	312.50
Water Truck	Water Road 7 -08 - 19	3	75.00	225.00
550 Blade	Blade Highpark Road and Squirrel Rock Rd. 7 - 10 - 19	2.50	135.00	337.50
Roller	Compact Road 7 -10 - 19	1.50	125.00	187.50
Water Truck	Water Road 7 -10 - 19	1.50	75.00	112.50
550 Blade	Blade Highpark Road and Williams Creek Rd. 7 - 11 - 19	5.50	135.00	742.50
Roller	Compact Road 7 -11 - 19	2	125.00	250.00
Water Truck	Water Road 7 -11 - 19	3	75.00	225.00
550 Blade	Blade Highpark Road. 8 - 12 - 19 (Clean up D.M.E.A.)	6	135.00	810.00
Roller	Compact Road 8 -12 - 19 (Clean up D.M.E.A.)	2.50	125.00	312.50
Water Truck	Water Road 8 -12 - 19 (Clean up D.M.E.A.)	3	75.00	225.00
550 Blade	Blade Highpark Road. 8 - 12 - 19 (Spread Gravel)	2	135.00	270.00
Roller	Compact Road 8 -12 - 19	1	125.00	125.00
Water Truck	Water Road 8 -12 - 19	2	75.00	150.00
Trucking	Haul 6 loads of 3/4 Roadbase	12	85.00	1,020.00

BALANCE DUE

\$16,820.00

HIGH PARK ROAD ASSOCIATION
BUDGET FOR THE YEAR 2020

	1-01-19/8-17-19	Budget for 2019	BUDGET-2020
INCOME			
Assessments-51 units	25,500 (51 @ 500)	25,500	25,500
Granby Ditch	150	0	150
EXPENSES			
Roads- maintain & improve	334	18,450	18,450
Minutes- preparation		350	350
Snow Removal			1,000
Weed spraying/mowing		1,700	1,700
Insurance		2,000	2,000
Fire protection		1,000	1,000
Legal fees		600	600
Accounting & reporting		1,200	1,200
Office expenses	149	200	200
Total expenses	483	25,500	26,500
NET INCOME- Y T D- 8/17/2019	<u>25,167</u>		
NET INCOME-ASSUME ALL BUDGET IS SPENT	150	150	
NET SURPLUS-AS OF 12/31/2018	<u>17,019</u>	<u>17,019</u>	
NET SURPLUS-AS OF 12/31/2019 (Projection)	<u>17,169</u>	<u>17,169</u>	
NET SURPLUS -Y. E. 2020-projection			<u><u>16,319</u></u>

High Park Road Association
Balance Sheet
As of August 17, 2019

	<u>Aug 17, 19</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	40,635.91
Total Checking/Savings	40,635.91
Accounts Receivable	
Accounts Receivable	1,500.00
Total Accounts Receivable	1,500.00
Other Current Assets	
Deposit-Town of Cedaredge	100.00
Total Other Current Assets	100.00
Total Current Assets	42,235.91
TOTAL ASSETS	<u>42,235.91</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Steve Letterhos	50.00
Total Other Current Liabilities	50.00
Total Current Liabilities	50.00
Total Liabilities	50.00
Equity	
Principal/equity	17,019.08
Net Income	25,166.83
Total Equity	42,185.91
TOTAL LIABILITIES & EQUITY	<u>42,235.91</u>

High Park Road Association
Profit & Loss Budget vs. Actual
January through December 2019

	<u>Jan - Dec 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
Assessments	25,500.00	25,500.00	0.00
Income-Granby Ditch	150.00		
Total Income	<u>25,650.00</u>	<u>25,500.00</u>	<u>150.00</u>
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	2,000.00	-2,000.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	0.00	350.00	-350.00
Office expense	149.00	200.00	-51.00
Road maintenance/improvements	334.17	18,450.00	-18,115.83
Weed spraying	0.00	1,700.00	-1,700.00
Total Expense	<u>483.17</u>	<u>25,500.00</u>	<u>-25,016.83</u>
Net Ordinary Income	<u>25,166.83</u>	<u>0.00</u>	<u>25,166.83</u>
Net Income	<u><u>25,166.83</u></u>	<u><u>0.00</u></u>	<u><u>25,166.83</u></u>

High Park Road Association
Balance Sheet
As of December 31, 2018

	<u>Dec 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado	17,219.08
Total Checking/Savings	17,219.08
Accounts Receivable	
Accounts Receivable	1,500.00
Total Accounts Receivable	1,500.00
Total Current Assets	18,719.08
TOTAL ASSETS	18,719.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred income-Neier	1,700.00
Total Other Current Liabilities	1,700.00
Total Current Liabilities	1,700.00
Total Liabilities	1,700.00
Equity	
Principal/equity	16,139.36
Net Income	879.72
Total Equity	17,019.08
TOTAL LIABILITIES & EQUITY	18,719.08

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	1,200.00	1,200.00	0.00
Bad debt-Garcia	1,000.00		
Fire protection	1,000.00	1,000.00	0.00
Insurance	1,950.00	2,000.00	-50.00
Legal fees	0.00	600.00	-600.00
Minutes-preparation	250.00	250.00	0.00
Office expense	177.00	200.00	-23.00
Road maintenance/improvements	17,343.28	19,550.00	-2,206.72
Weed spraying	1,700.00	1,700.00	0.00
Total Expense	<u>24,620.28</u>	<u>26,500.00</u>	<u>-1,879.72</u>
Net Ordinary Income	<u>879.72</u>	<u>-1,000.00</u>	<u>1,879.72</u>
Net Income	<u><u>879.72</u></u>	<u><u>-1,000.00</u></u>	<u><u>1,879.72</u></u>

2:28 PM
08/15/19

High Park Road Association
A/R Aging Summary
As of August 17, 2019

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Aaron Wagner					1,500.00	1,500.00
Esther Garcia						
TOTAL	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>1,500.00</u>	<u>1,500.00</u>

HPRA
Roads Maintenance & Improvements
Prepared August 17, 2019

<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 So far this year	<u>334</u>
Total	115,095

High Park Road Association

8/15/2019 1:54 PM

Register: Bank of Colorado

From 01/01/2019 through 08/17/2019

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/11/2019	1168	United States Post Office	Office expense	annual fee-2019	54.00	X		17,165.08
01/16/2019	dep	Kathy Gates	Assessments	Payment applied to 2019		X		17,165.08
01/16/2019	dep	Granby Ditch & Reservoir	Income-Granby Ditch	Road usage for 2019		X	150.00	17,315.08
01/31/2019	debit	Bank of Colorado	Office expense	service chg	5.00	X		17,310.08
02/02/2019		Kathy Gates	Undeposited Funds	Assessment		X	500.00	17,810.08
02/14/2019		Assessments	-split-	Assessments		X	9,500.00	27,310.08
02/14/2019		Tanker Mountain, LLC and Neier	Undeposited Funds	Richard and Lisa Neier		X	2,800.00	30,110.08
02/28/2019	debit	Bank of Colorado	Office expense		5.00	X		30,105.08
03/03/2019			-split-	Deposit		X	3,250.00	33,355.08
03/18/2019		Assessments	-split-	Assessments		X	750.00	34,105.08
03/31/2019	debit	Bank of Colorado	Office expense		5.00	X		34,100.08
04/05/2019		Assessments	-split-	assessments		X	1,250.00	35,350.08
04/20/2019		Diana and Michael Keune	Undeposited Funds	Assessments		X	1,500.00	36,850.08
04/30/2019	debit	Bank of Colorado	Office expense		5.00	X		36,845.08
05/31/2019	debit	Bank of Colorado	Office expense		5.00	X		36,840.08
06/07/2019		Assessments	-split-	assessments		X	1,500.00	38,340.08
06/18/2019		Shirley and Michael Zubowicz	Undeposited Funds	Assessment		X	500.00	38,840.08
06/28/2019	debit	Bank of Colorado	Office expense		5.00	X		38,835.08
06/30/2019		James Moorhead and Dawn Sud...	Undeposited Funds	Assessment		X	250.00	39,085.08
07/13/2019		Jim Goldson	Undeposited Funds	Assessment		X	500.00	39,585.08
07/17/2019	dep	Abram M. Acton	Undeposited Funds	Assessment		X	500.00	40,085.08
07/25/2019	1169	Town of Cedaredge	-split-		160.00	X		39,925.08
07/31/2019	debit	Bank of Colorado	Office expense		5.00	X		39,920.08
08/03/2019		Steven Letterhos	Undeposited Funds	Assessment			500.00	40,420.08
08/03/2019	dep	Steven Letterhos	Deferred income-Steve Letterhos	Excess payment			50.00	40,470.08
08/09/2019		Lance and Pam Foley	Undeposited Funds	Assessment			500.00	40,970.08
08/09/2019	1170	Benson Brothers Truck & Equip...	Road maintenance/improvements	Road base	334.17			40,635.91

CERTIFICATE OF ADOPTION OF
AMENDMENT TO
COMMON INTEREST COMMUNITY DECLARATION OF
HIGH PARK ROAD ASSOCIATION

The undersigned, Julie Wagner, as Secretary of High Park Road Association hereby certifies that, among other actions taken, the following resolution approving an amendment to the Common Interest Community Declaration for High Park Road Association recorded in the Office of the County Clerk and Recorder for Delta County, Colorado, on Month Day, Year, in Book XXX, Page XXX, Reception No. XXXXXX, was adopted by the Members of said Association at a meeting of the Members duly called and convened on Month Day, Year:

Upon duly made, seconded, and carried, the following resolution was adopted: RESOLVED BY THE BOARD OF DIRECTORS OF HIGH PARK ROAD ASSOCIATION THAT THE Common Interest Community Declaration for High Park Road Association is hereby amended as follows:

Insert revised section here

Dated this XXth day of Month, Year.

Julie Wagner, Secretary, High Park Road Association

STATE OF COLORADO)
)
COUNTY OF Delta)

The foregoing instrument was acknowledge before me this XXth day of Month, Year, by Julie Wagner, Secretary of High Park Road Association.

Witness my hand and official seal.
My commission expires: _____

Notary Public

AMENDMENT TO
COMMON INTEREST COMMUNITY DECLARATION OF
HIGH PARK ROAD ASSOCIATION

Amendment No. 1: 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 and the floor space of any dwelling shall not be less than 600 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.