

**HIGHLAND MEADOWS  
HOMEOWNERS ASSOCIATION**

**MEETING MINUTES**

**May 27, 2005**

**I. Call to Order**

**Temporary Chair** – Temporary Chair/Secretary – Lori Cutunilli  
(Ron motions, Warren Hancock 2<sup>nd</sup>)

**II. Roll Call/Sign In Sheet**

In Attendance:

Ron Carlson (Atty)	Don Skotty	Dennis Hopper
Lori Cutunilli	Teri Dismont	Dick Savidge
Warren Hancock	Joe Dismont	Gene Tomlinson
Leslie Hancock	Charles Drake	Becky Tomlinson
Gary Probst	Dave Leopold	Mark Novak
Mary Probst		

**III. 2004 Meeting Minutes**

Joe Dismont moved to approve the February 16, 2004 Minutes, Gary Probst 2<sup>nd</sup>

**IV. Reports – Board of Directors/Treasurer**

Lori Cutunilli submitted Treasurer's Report

Joe moved to approve, Gary 2<sup>nd</sup> – passed unanimously

**V. Proposed 2005 Budget**

Lori submitted the Proposed 2005 Budget

Dave Leopold moved to approve, Leslie Hancock 2<sup>nd</sup> – passed unanimously

**VI. Old Business**

- **Pine Beetle Treatment** information presented by Warren Hancock

A Cut Above Forestry Survey was distributed:

Number of infested trees surveyed per lot, heaviest infestation by forest

Live, infested trees have been tagged

Absent owners must be contacted and encouraged to participate

Special Assessment takes 30 day written notice for special meeting

Ron Carlson will be authorized to contact absent owners

A Cut Above can charge each lot owner individually

Dead trees are a fire hazard but are not included in the survey/proposal

Approx \$150 per tree to cut, chip and remove

Approx \$ 10 per tree for prevention spray if entire subdivision

Gary Probst moved to approve, Don Skotty 2<sup>nd</sup>, passed unanimously

- **Entrance Improvements**

Home mail delivery is available, boxes are approx \$90 each

Boxes come in units of 8, 12 or 16

Discussion: Could combine with Farmers Grove or locate at entrance

- **Water District**  
Meeting notification currently posted at Water Plant, Final Audit is available

## VII. **New Business**

- **Speed Bumps** on road behind Farmers Grove, presented by Lori Cutunilli  
Farmers Grove wants to chain off road behind their homes  
School District cost proposal distributed, they request our participation 50-50  
Discussion: HOA members are agreeable to participating with Farmers Grove and School District at 1/3 each not to exceed \$1,000 investment  
The HOA Board will have authority to negotiate  
Dick Savidge moves to approve, Warren Hancock 2<sup>nd</sup>, passed unanimously
- **Landscape Irrigation**  
Neils Lunceford proposal distributed, presented by Lori Cutunilli  
Discussion: HOA members desire to keep landscaped trees alive by watering  
Dennis Hopper moves to approve, Charles Drake 2<sup>nd</sup>, passed unanimously
- **Lori's Replacement**  
Lori has represented Larry Smith as the majority land owner and is not a lot owner. Larry sold all remaining lots and no longer requires her representation.  
Discussion: Lori was offered a paid Board position and Leslie Hancock was nominated as Treasurer. Teri Dismont moved to approve, Becky 2<sup>nd</sup>, unanimously passed.
- **HOA Board Letterhead**  
Warren volunteered to create Highland Meadows letterhead if necessary.
- **Black Construction Fencing**  
Discussion: Lori has not received approval from the County to remove yet.  
Lori will continue to request approval to remove the fencing.
- **Jarelle Street Sign** at Farmers Grove entrance  
The entrance at Farmers Grove is difficult to see especially at night.  
Discussion: The Board will be authorized to write requesting a sign.  
Warren moved to approve, Charles 2<sup>nd</sup>, passed unanimously.
- **Board Election**  
Board members must be full time residents, 3 people with 2 year terms.  
Discussion: Gary suggested amending By-Laws to have 4 Board members, Leslie Hancock moved to nominate all 5 interested members, Charles 2<sup>nd</sup>, unanimously passed. The initial Board members are:  
Gene Tomlinson, Warren Hancock, Dennis Hopper, Mark Novak, Dick Savidge

## VIII. **Meeting Adjourned** at 6 pm.

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2005 PROPOSED BUDGET

INCOME

Homeowners Dues - 13 new sales @ \$450/first year	\$ 5,850
17 @ \$200 per year	<u>3,400</u>
	\$ 9,250

EXPENSES

Bank & Office (Svc Fees, Stamps & P.O. Box)	\$ 150
Plowing @ \$550/mo.	<del>\$2,700</del>
	3,300

**HIGHLAND MEADOWS  
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**2004 TREASURER'S REPORT**

**Jan – Dec 2004**

**Income**

Homeowners Dues \$ 3,370.00

**Expenses**

Bank & Office 109.36

Legal 358.53

Plowing 3,230.00

\$ 3,697.89

**In Reserve End of 2004 199.08**

**In Reserve May 27, 2005 7,455.70**

November 4, 2004

Warren Hancock  
P.O. Box 4355  
Frisco, CO 80443

RE: Pine Beetle Survey at Highlands Meadows

Dear Warren,

The following table is the summary of the pine beetle survey performed by A Cut Above Forestry on November 2 and 3, 2004 for Highlands Meadows.

<i>Infested</i>		
Lot #	# Trees	Acres
North Open Space	20	5.0
South Open Space	17	2.5
1	0	3.0
3	16	2.0
4	0	1.5
6	24	1
7	1	1.5
9	0	1.5
16	0	2.0
17	0	1.5
18	1	1.5
19	5	1.0
20	7	1.0
21	8	0.5
22	31	1.0
23	9	1.0
24	22	2.0
25	2	1.5
26	48	1.0
27	3	1.0
28	1	1.5
30	0	1
<b>Total</b>	<b>215</b>	<b>35.5</b>

Please call me with any questions.

Sincerely,

Rick Herwehe  
A Cut Above Forestry, Inc.  
418-9546

*\$145-\$150/tree/cut+chip*

*more in North Open Space*

*\$10/tree if subdivision*