

Highland Meadows Homeowners Association
Board of Directors Meeting
August 18, 2006

Meeting was called to order at 2:10 PM. Attending were Warren Hancock, Gene Tomlinson, Don Skotty, and Mark Novak.

May meeting minutes were approved unanimously as written.

2006 Budget and Treasurer's Report was submitted by Warren.

The possibility of purchasing the Open Space parcels was discussed, especially the fact that all board members feel that it was represented to potential lot owners that the Open Space parcels already belonged to us. The parcels were shown in County Real Property Records until July, 2006 as belonging to "Highland Meadows Property Owners". It was agreed that Mark Novak would talk to County Planning as to their records and as to the understanding of the county in regard to who would own the Open Space. Gene Tomlinson will check the Property Tax records for specifics of tax amounts paid/delinquent on the parcels.

Warren suggested that the annual HOA meeting be held on Sep 16 at 11AM or Sep 23 at 1PM. Mark moved for Sep 16 at 11AM. Gene seconded. Motion carried unanimously.

The possibility of having all healthy trees in the subdivision sprayed as an HOA expense annually was discussed. The sense of the Board is that this is a good idea. Warren will do an inventory of trees in the subdivision in order to create a budget for spraying. It was agreed that around \$2000 would be an acceptable amount. Trees should be able to be sprayed at a rate of \$10/tree.

Weed control was discussed, including the idea of community weed pull days and asking the county to spray the right of way along Alpensee Drive.

It was agreed that Warren will write a letter to the Alpensee Water District expressing the Board's concern about the following matters:

Lowering the water access holes in the streets before winter in order that plowing does not do more damage, therefore creating greater expense to remedy the problem.

Bringing billing for water usage up to date ASAP.

Auxiliary power for the water system in case of power failure.

It was agreed to look into installing mailboxes for home delivery at the entrance to the subdivision, possibly with a new sign. Most probable location is at the corner of Lot 1 at the northwest corner of the intersection of Alpensee Drive with Alpensee Road. Mark estimated that to enclose a kiosk with stonework would cost about \$20/sq ft for the stonework(Including stone, all materials and labor). Setting the framework with cinder block would be extra.

Gene raised the issue of HOA compliance with SB100, recently passed legislation establishing standards and performance requirements for HOA's in CO. Warren will download documents and begin researching what we need to do to comply.

Gene Moved to adjourn. Don seconded. Meeting adjourned at 4PM