

HVPOA GENERAL MEETING MINUTES
Sunday, November 5, 2017 – 6:30 p.m.
Faith Baptist Church
11150 Hilltop Road
(Hilltop & Flintwood)

Board Member Attendees: Daryl Gruneisen, Rion Buswell, Tammy Myers, Kelly Hopper, Jim Trevino, Vern Martin, Sarah Radunsky

1. Welcome – Call to Order @ 6:35pm
 - Introduction of Board members
 - Request for all attendees to sign in
2. Announcement of Quorum
 - Not a quorum present at the meeting
 - Unable to do voting at this session
3. Guest Speaker – County Commissioner Lora Thomas
 - In role since January 2017
 - 3 commissioners for Douglas County
 - Dave Weaver, Parker
 - Lora Thomas, Highlands Ranch
 - Roger Partridge, Castle Rock
 - In charge of approving the budget \$407M
 - 2018 budget – operating \$344M – increase of 3.2% from 2017
 - Highest number of citizens per government employees in the state
 - Vend out as needed
 - Fiscally conservative
 - County coroner for 4 years – reduced the budget significantly over her term
 - Saved about \$1.5M during tenure
 - Focus on budget overall – watch tax dollars
 - Responsive to public comments as well
 - Work for public and be responsive to our needs
 - Speaker Concern: Traffic on Hilltop
 - In budget for \$7.3M to widen Hilltop from Legend to the Pinery / Village Rd.
 - Have to buy right of way rights
 - Construction start in late 2018
 - Budget approved on Dec 15, 2017
 - Speaker Addressing Concern: Internet
 - Not sure if internet is a government function
 - County not in the business to compete with other private business
 - Not addressing any internet issues
 - Not addressing any cellular coverage issues either
 - Speaker Addressing Concern: Fire Safety
 - Rion explained fire evacuation exercise over the summer
 - Understand need for prepared exercise

- Thank you for being proactive
- C: Brings us back to the internet – need for safety as private sector won't help
- Development in area should help private sector interest
- C: Unless neighborhood provides funding, internet companies won't provide
- C: Internet as a utility
- C: Internet is a technology highway and do not have the same access as other neighborhoods along Hilltop
- C: No privatized companies even available for us
- Jim T: some rural communities have received grants to bring internet in. When asked about grant funding, we were not on the radar at this time. Could government speak with internet companies to assist / start conversation.
- Douglas County has committees:
 - Have heard this feedback
 - Governor talking about broadband commissions
 - Could look into grant potential
 - Look at state level initiatives
- C: Feel that county needs to support as we're too small. Need them to lead the way.
- C: Need access to provide that instant communication around safety
 - Code Red: Safety information from the government to individuals
- Understand the frustration given her background in little communities
- C: Commitment for technology highways for all of it's citizens. Other communities have that structure across the county, like Los Angeles. Internet is a highway.
- C: 900 home development in Elbert County – all traffic is funneling down Singing Hills and Hilltop. Plan for another by-pass road to go to Elbert County?
 - At this time, no other roads are planned
 - C: Lots of accidents up from that point on the hill. Seems need to expand the road goes up further than to Village
 - In June, did a proposal to take some funding and put it towards roads so that we can have additional funding to widen roads to be ahead of growth that's coming
 - Douglas Co has 1% sales tax .7 goes to open space. .4 goes to roads. .43 goes to justice center. Has raised \$360M since it started. In 2017 \$25.9M would come in to the justice center. Recommended half of this moving into special fund for roads. Needed 2 votes to get that in the ballot, but only got 1 vote (hers).
 - Will bring proposal back next year because there's a need for roads expansion. First piece is funding to get them done.
 - Think we can still fund sherriff's department and support the roads. Would raise \$366M to fund roads
 - Bring it up in the spring 2018.
 - Understand Elbert County is where Douglas County was a number of years ago.
 - Douglas County will have to put money into I25 between Castle Rock and Monument – thinking 1 lane in each direction, likely toll lane.
 - Similar to mountain highways
 - CDOT has computers to manage the traffic
- C: Elbert County growth process – they have free access to Douglas County roads? And Douglas County is left to foot the bill for road expansion? Is there discussion on that?
 - Not aware of any agreements between the counties or between the developer and the county
 - No conversations with the developer that she's aware of

- Hilltop and SR 86 are different cases, as 86 is a state road
 - Public works has forecasted where we need to work until 2040
 - C: Could Hilltop be changed into a state road?
 - State has put \$0 into transportation over the last 6 years
 - Be better to leave it as a county road
 - Gas tax money (HUTF) used by CDOT for road maintenance
 - No new money for roads
 - I25 money is a result of new senate bill in May 2017 (hospital provider fee) -- \$250M
 - Speaker Addressing Concern: Water
 - Studies indicate we're on a good spot for the aquifer
 - County's water alternative plan, if there's a problem
 - Money set aside years ago as seed money for citizens if their wells go dry (like Chatfield)
 - Provides loan money to get onto existing water system – has to be paid back
 - Pinery has a water system – opportunity to get water if needed
 - C: Internet impacts value for our homes because of lack of communications
 - Email address: lthomas@douglas.co.us
 - C: County employees are wonderful. Very responsive – thank you.
 - Commissioners have set the tone that we want employees to be very responsive
4. Treasurer's Report – Tammy
- Total income in 2017 \$7674
 - Operating expenses \$11576 – includes pass thru for riding club
 - Total net to date: -\$3800
 - Account balance \$11752
 - Income – dues 124 owners (79%) - \$7715
 - Brought in \$715
 - \$515 for dumpster
 - \$50 supplement for newsletter
 - Broke out expenses
 - Administrative fees
 - Pay back taxes and penalties and interest \$2315
 - Chipping and dumpster lose about \$2500
 - Picnic
 - Insurance for HOA
 - Put new trail signs on hiking and riding trails
 - Reserve fund down
 - Large expenditures over last 3 years
 - Chipping/dumpster
 - Legal fees – goats/covenants
 - Weed control
 - Taxes and insurance
 - Income vs. expenditures – varies significantly over time
 - Financial dilemma – last dues increase was in 2001 from \$30 to \$40
 - Expenses short fall \$6600 / this year is \$3800
 - If we do nothing and continue with current spending, will run out of reserve funds in 3 years
 - What can we do in looking at a budget for 2018

- Must pay things – website, taxes, insurance, etc. \$1900
 - Discretionary – mailings, postage, printing, chipping, dumpster \$8000
 - Shortfall of \$4000 in 2018
- If went more barebones, would still have short fall
- 2017 Chipping Event costs
 - 71.5 loads @ \$10 per load
 - Rent dumpster
 - \$2025 cost
 - Cost \$28 per load to do the event
 - HOA subsidized \$1300
- Dumpster
 - Cost \$32 per load
 - Charged \$10 per load
 - HOA subsidized \$1200
- Reviewed similar process using external non-neighborhood resources
- Looked at options as it's not sustainable – 77% of homeowners paying dues and same number of people participating in dumpster and chipping event
 - Current income \$6000 – dues, chipping and dumpsters
 - How to raise more money?
 - Could up the charge per load
 - Could up the dues
 - Or a combination of the above
- C: What would be a desirable annual income each year? What would be a good annual budget for all the typical things we do?
 - Probably about \$10,000
 - C: Recommend \$10 per month
 - Still 33% don't pay dues which is still a challenge. No recourse for our current covenants. Concern over raising the dues and folks deciding not to pay at all.
 - How do we collect it?
- C: Why do we have to do the chipping and dumpster thing. I have never used it. Hire privately for home. Should be up for a vote for residents. Would like to see money be used for trails and tree removal.
- Each year more people are using the chipping event.
 - C: Raise fees for chipping event – suggest \$25
- C: Chipping started originally to entice folks to take care of the slash on their property – make it easier. \$10 made sense at the time. Could easily see cost increase – have it pay for itself. Chipping maybe a little more economical as fire is a 'when' not an 'if'. Maybe dumpster day is bumped up a bit.
- Daryl – We were hoping that we could have a vote for members that showed up. It doesn't appear that it requires a membership vote to do this, Board raised fees in past based on their knowledge. Same as the dues – that was done by Board and not voting membership.
 - C: Bump it up by \$20-\$30, still feel like folks will use it
 - C: People bring in huge loads. Very in-equal. Maybe there's a different way to monitor it.
 - Board was manning it on drop off day, but items still were dropped off inappropriately
 - See value in this service – adds value and convenience

- Suggest not raising chipping up too much – maybe \$30 for fire mitigation reasons. But increase dumpster costs significantly – to at least \$30.
- C: Tough to deal with unreasonableness. \$10 is not too much to ask. Suggest dues of \$100 per year and \$25 both for dumpster and chippings. Not fair the board should have to worry when residents won't make reasonable/fair contribution.
- C: No neighborhood in Douglas County is this low in dues.
- Pinery is cheap, but they have a lot more people/density.
- C: Not a quorum, but could we vote to increase the dues, increase the chipping and dumpster for neutral. Then we could see the result here and gives a good feeling for feeling of neighborhood.
- Daryl: Board can make the decisions that need to be made on this. Board will take all of the input and comments, come up with reasonable dues/chipping/dumpster fees and make that decision in our next meeting.
- C: Take a straw poll. Suggest \$10 per month, but no chipping or dumpster fees. \$120 a year but no separate cost for chipping and dumpster.
- Tammy – Concern about residents taking a stand against it given the big difference. Suggest doing +\$10/year just to gain buy-in.
- C: Agree with Tammy's feedback. Similar issue during previous Treasury experience with folks not wanting to pay.
- Jim T – Straw vote on \$10 on dues and \$30/\$30 per load for dumpster and chipping.
 - Daryl: This would be \$9600 in total
- C: Noxious weeds – what is the impact there.
 - Daryl - County owns 3 properties and we own 2. County is responsible for taking care of those properties
 - Rion - County typically does not spray their properties, to our knowledge.
 - C: Expenditure was our cost. Moving forward it would be a lower expenditure \$85/acre. We have between 17-20 acres.
 - C: We are trying to take over those county acres.
 - Daryl – County wants to send their person out to look at the large culvert under Village Road by Alpine to see if there will be a need for a county easement to take care of that area. Once that's complete, we'll move forward from there.
- C: Valid concern to raise dues too much and would drop off participation. Would raise dues to \$5 per month and communicate it that way. Doesn't seem like that big of a concern and wouldn't think that would change it that much.
 - C: Suggest chipping to \$20 and dumpster to \$30
- Daryl – Straw poll. \$50/\$30/\$30
 - Unanimous result yes
 - Rion: Getting people to pay is the challenge
- Daryl – Will take comments under advisement and move forward

5. Other Budget Items

a. Chipping Event and Dumpster Day

- They are good for community and will continue

b. Picnic - Continue?

- Participation was attended by 25 people (not homeowners)
- Included most of the board

- Last years participation estimated at 50 people
- Went low budget on kid's events this year – 2 kids attended
- Is the picnic worth it?
 - \$460 spent on picnic, but it has been as high as \$1200 in prior years
- It is a lot of work– tents are massive and takes a lot of time to put them up and down as well
- Rion: Decline in the attendance due to not having gourmet club tie in. Is there a reason that it stopped?
 - C: Did an Open House to pick up additional members. Was not as widely attended, so stopped after that.
 - C: Had a few different things to draw folks like bounce house, etc. Used to have more people participate and help put up the tents. Need new people to come in and participate.
- C: Do we have a Welcoming Committee? Yes
- C: Picnic seems more like a burden than a joy.
- Have tents that we've invested in – only time that they were used
- Prior years had 70-80 people attend
- Payoff wasn't there this year, and it was discouraging
 - C: Weather that day wasn't great
- Thoughts? Should we continue?
- C: Could we do picnic without neighborhood investment? Families fund their own food.
- C: Consider entertainment – butterfly pavilion, birds, face painting has been done in the past
- C: How about a square dance or something different?

6. Internet Committee Report – Jim T.

- Thanks to the internet committee (10 members)
- Talked to 5 different vendors including Century Link
- Down to 1 company – Direct Link
 - He is thinking we need to look at fiber optic on poles and in the ground
 - Some of the poles would be really expensive to upgrade
 - Looking at all the options
 - Would need some investors and would need to stratify that with those that participate
 - Want to make sure it has sustainability
 - Will let neighborhood know as more information is gathered
 - Suggested trenching underneath the existing cabling
 - Know we need more communication and would increase the value of our homes

7. Owner's Meetings – How Many Each Year? Daryl

- Prior vote at owner's meeting in May 2016 approved 4 meetings per year
- Have done this for 1.5 years thus far, but attendance is not great
- Bylaws require 2 meetings per year – May/June and November/December
- Rion: Usually have more attendees with guest speakers
- Tammy: 2 meetings prior – only attendees were board members and spouses
- Would assume we need vote from a quorum to change to 2

8. Land Development in Local Area - Update

- Attended planning commission meeting in Elbert County
 - Recommended approval for 900 home development on 1000+ acres
 - People are fighting the development in Elbert County, but county seems to want to approve
 - Was a legal challenge but unknown where that is
- No movement on golf club lots (Reata South) by N Village Road homes east of Betts Ranch Road
 - Developer wants to put in 11 homes 3 acres each
 - Back up to the HV residents on N Village
 - Seen application and have commented on it
 - Planning commission has not reviewed it yet and has no meetings to date
- Directly across from Chalet Circle – SE part of Golf Club property– Reata South
 - Submitted preliminary application to county
 - County sent back with questions and follow-up work
 - Planning commission is not on their calendar yet
 - No comments made by board as paperwork is not out yet for review
- Hilltop as head east. Across the road from 900+ home development in Elbert County above
 - 30 homes
 - C: All developments on our aquifer? Yes.
 - C: Douglas County said no one else can go into our aquifer, but would need to go further down. Neighborhood has the right to go into all the aquifers
- Developments in the golf club area will tie into Pinery's water system

9. Open Discussion

- Any items?
- Rion – Website changed to .org vs. .com. Can't find it on Google at this time.
- C: Update on property on Village Rd. with open foundation?
 - Intention last spring to build a house by Spring 2018
 - Unknown further information
- Will need to go through ARC again for approval

10. Next Meeting

- February 2018 mid-month

11. Adjourn

- 8:20 PM