

HVPOA GENERAL MEETING MINUTES
Sunday, March 4, 2018 – 6:30 p.m.
Faith Baptist Church
11150 Hilltop Road
(Hilltop & Flintwood)

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

1. Welcome – Call to Order 6:40pm
 - a. Introductions of Board and Attendees
 - b. Sign in sheet completed
2. Announcement of Quorum - Daryl
 - a. Quorum obtained
3. Treasurer's Report - Tammy
 - a. Presentation reviewed
 - b. Operating Revenue \$7,134.92
 - c. Operating Expenses \$11,057.86
 - d. 2017 Fiscal Year Net Loss -\$3,922.94
 - e. 2018 POA dues paid by due date 12/31/17: \$2,405.00
 - f. 2018 POA dues paid \$2235.00 – anticipating 75% of dues paid
 - g. Donations to general fund \$845
 - h. Net income for 2018 fiscal year \$5,485.00
 - i. Current account balance \$15979.04
 - j. Current expenditures
 - k. 2018 Balanced Budget proposal
 - i. Raising Chipping Event fees to \$20 per pickup truck load - \$1080.00
 - ii. Raising Dumpster Day fees to \$30 per pickup truck load - \$1320
 - iii. Total \$7,645.00
 - iv. Review of expenses – administrative, fixed, land management
 1. Land management includes noxious weed spraying – leafy surge @ \$85/acre for 20 acres
 2. \$1800 in weed fund for future
 3. Total \$7578.00
 - v. Anticipated income \$7645.00
 - vi. Anticipated expenses \$7578.00
 - vii. Net to HVPOA \$87.00
 - l. Last POA dues increase was in 2001
 - i. Annual dues from \$30 to \$40
 - m. Chipping event 2007, 2010-2017
 - i. Fees originally \$10/load
 - n. Dumpster day event 2010 – 2017
 - i. Fees originally set at \$10/load
 - o. Discussion on ability to graduate fees for dumpster loads if not completely full
 - i. Combine with neighbors

- ii. Want to encourage neighbors to use the offerings
- p. Motion to approve Treasurer's Report; motion carried
- 4. Architectural Board – Jim
 - a. 2 properties approved:
 - i. 10506 Meadow Run – shed 8.5x12
 - ii. 60639 Village Road – 60x40 pole barn – permitting in progress
- 5. Internet Committee Update - Jim
 - a. Challenges noted about a year ago
 - b. Looked at Century Link originally
 - c. Board approved committee
 - d. Members:
 - i. Core: Andrew Copeland; Marilyn Crouse; Scott Dorch; Will Duffy; Doug Hesbol; John Miller; George Stoll; Jim Trevino; Ted Wittman
 - ii. Supporting: Doug Boone; Mike & Anita Fortner; Loretta Kriebes; Ian McKean; Mark Scaggs; Rick Shearer; Tieg & Elizabeth Stanley; Todd Crouse; John & Eunice Yost
 - e. Presentation:
 - i. HV primarily served by Century Link 85-90% have DSL
 - 1. Most effective when distance to equipment is less than 4000 feet
 - 2. Equipment located near HV entrance on Village Rd
 - 3. Maximum Speed to 10-15 megabits/second if near Village Rd
 - 4. Some properties at east end have no service or limited service
 - ii. Other options:
 - 1. Wireless internet service provider: Direct Link; Rise Broadband
 - 2. Satellite – very costly for all but minimal service
 - 3. Comcast Cable – several houses on south boundary of HV
 - iii. Why it's important
 - 1. Work at Home; Security; Entertainment; Shopping; Banking & Financial; Social Media; Email; Education; Electronic Newspapers & Magazines
 - iv. Increase Home and Property Values
 - 1. Multiple studies of good internet increasing values
 - 2. Examples – CU; Wall Street Journal
 - v. How Fast?
 - 1. Federal Communications Commission defines minimum as 25 MBPS
 - 2. Need 3-5 MBPS for email
 - 3. Need 10-15 MBPS for Netflix
 - 4. Need 25 MBPS for high definition streaming
 - 5. Need these continuously
 - 6. Looking for at least 25 MBPS for continuous streaming
 - a. Question on how to tell
 - b. Send someone a big enough file and watch send time
 - vi. Timeline
 - 1. Century Link meeting 8/2016
 - 2. Comcast meeting 11/2016
 - 3. Search for vendor 3/2017
 - 4. Committee formed 3/2017
 - 5. Six vendors solicited for interest 2017

- 6. DirectLink selected as potential provider – Fall 2017
- 7. Visits with recommended Fiber Optic Design 11/2017
- 8. Committee approves retaining Berry Long, Communication Design Group Consultants 1/2018
- vii. Need to determine what we have re: distances; places for conduits; how to connect to main equipment/locations
 - 1. Some homeowners putting money into retaining engineer
 - 2. Get drawing so bid can be obtained
 - 3. Can't tell what cost is going to be until drawings are in hand
- viii. Do not want to be a provider – want to pay and get the service
 - 1. Ok to get it going and look at agreements
 - 2. Want to kick-start and get it going
 - 3. If in \$200,000 ballpark, that's less than half of Century Link or Comcast estimated cost
 - 4. We will own the engineering plans after those are complete
 - 5. Making outside plan drawing – where we would connect – due by the end of March
 - 6. Q: Is there a specification document:
 - 7. A: Conduit routes and distances for all fiber network; then we can decide duct, how much fiber, not into specifics on electronics part of the construction yet
 - a. Day 1: 25 MBPS
 - b. Need to make sure we're not behind when we get done; should be on leading edge of capability, i.e., 100 MBPS
 - 8. Q: Utilities expense and maintenance is in the last mile, in our case Hilltop Road. Everything inside the house is our responsibility vs. the outside portion which is the provider's responsibility
- ix. DirectLink
 - 1. HQ on Delbert Road
 - 2. 125 towers
 - 3. Primarily wireless connected with fiber optic cable to carriers
 - 4. Good feedback from longtime users
 - 5. Interest in partnering to install fiber into HV
 - 6. They would operate the business – customers; install, etc
 - a. We would own the conduits in the roads, pull boxes and the facilities associated (still exploring)
 - 7. Feed the fiber into HV with microwave link (east side and connect to tower about 3 miles away)
 - a. Need to determine what is economical
 - b. Down the road connect to the fiber on Hilltop or other carriers
 - 8. Looking at this at expanding this opportunity down the road – connect phone, internet, etc. all off this same fiber optic
 - 9. Q: is this fiber optic cable?
 - a. Yes, this is the best cable available out there
 - b. Weak point is the microwave link
 - c. How do we handle the speeds down the road?
 - i. Testing some equipment that doubles that to 50
 - 10. Q: We will need to plan/budget for upkeep of cable down the road

- a. A: trying to keep our part as simple as possible
- 11. Q: Our part is capital investment and then they take over
- 12. Q: DirectLink – own the fiber or we own the fiber?
 - a. We would own the infrastructure in the ground and they would own the fiber
 - b. We have to get bids on the structure
- 13. Committee is very open to all options at this point. Why not own all parts of this? Want to be open to all options
- 14. Q: They would own the fiber so would replace it as it gets older over time
- 15. Fiber has only degraded 1% in 35 years in some customers
- 16. It is a long term capital investment
- 17. Going to Douglas County and get all the permits
 - a. Register it with 811
 - b. Will come up when permits are pulled
- 18. Q: County Commissioner – 100 municipalities in Colorado that have opted to offset funding so rural residents can get better internet service. Should we explore again?
 - a. A: Connect American Fund 1 & 2 – federal subsidiaries
 - b. This part of Douglas County is not listed as underserved
 - c. Sedalia and west of foothills is the only area shown as underserved
 - d. Will continue to look for other ways to fund it
 - e. Defining what the costs are
 - f. Looking at fiber optic cable & looked at totally wireless; looked at pole attachments
 - i. Power lines only designed for power currently
 - ii. Power lines are not high enough as currently designed
 - iii. \$7,000-10,000 a pole to be re-set for higher poles
- 19. Q: Would big companies want to put in their systems if we partially paid?
 - a. A: Doesn't seem like there is a lot of interest from the big companies
- 20. Q: Any regulatory requirements for utility providers to service?
 - a. A: Internet has minimum regulations
 - b. Douglas County digging/permitting
- 21. Q: DirectLink – very high speeds used in other areas. Are these wireless companies liable to go out of business, if they owned the fiber or did we just waste money?
 - a. A: Very good point. Risks and we'll explore that. Want to make sure we're covered legally. Part of the process is procuring an agreement that's binding.
 - b. If an interruption in the fiber optic, they would have a back-up system (wireless) that would kick-in. A lot of fiber optic companies don't have that back-up system.
- 22. Q: Thought about the 5G coming out in the next 5 years?

- a. A: Looking at that. Challenges again – as they go to higher data rates, propagation rates are shorter – more metro areas. Years and years before it works in the trees.
 - b. A lot of folks have problems with their cell phones in their houses currently
 - c. Looking at all these options and looking at all these costs
- 23. Q: Friend in neighborhood 250 homes. Comcast is going to come in and do their neighborhood. Splitting the cost with Comcast - \$2.3M for the homeowners
 - a. A: Big carriers have not been that open
- 24. Looking at running fiber in all 6 filings in the road
- 25. Rates and speeds similar to DL wireless @ \$79/month – unlimited data
- 26. Initial hook up fee maybe \$1500 for start-up; Maybe double after rollout
- 27. Requires legal agreement between HV and DL – being researched
- 28. Pictures shown of trenching and fiber optic cable installation
 - a. Conduit buried at 4 feet
- 29. Pictures shown of cable after installation – hand holes, markers, termination box on the house; headend tower – windmill; water tower
- 30. 2 neighbors have offered easements on their property for the headend tower with another neighbor considering
- 31. Q: Timeframe?
 - a. Optimistically Q3 or Q4 2018
 - b. If an agreement – would need legal and then county approval – could put in HV in a matter of weeks
- 32. Q: Subcontractor to do the line?
 - a. A: We will go out and get bids, so will get cost
- 33. Next steps: engineering study completed; solicit bids from installers; get bids from suppliers; explore legal issues; work with HV homeowners on easement; review with Douglas County for permits; Summarize all costs; report back to HV Board
- 34. Q: Annual revenue for DirectLink?
 - a. A: unknown
- 35. Q: Other neighborhoods?
 - a. A: yes, one other, but we are getting priority
 - b. They have 10,000 subscribers, but we would be their first neighborhood that they've expanded to
 - c. Will get our attorney to work with DirectLink attorney
- 36. Q: Will we need a certain number of houses?
 - a. The more homes the lower the price
- 37. Q: Are these companies under the public utilities commission?
 - a. A: No, so defunct companies won't be replaced
- x. Still exploring. Invite anyone to contact Jim Trevino or George Stoll
 - 1. Owner of DirectLink is building a new office close by
 - 2. Wants to grow his company
 - 3. Risk seems to be minimal but we would want to protect ourselves
 - 4. Biggest risk: purchased by a bigger company, so would want to make sure we are protected legally

- xi. Q: Used CenturyLink and then switched to DirectLink – it's been flawless about 25 MBPS most of the time
 - 1. Other experience – 8 years of use – no issues
- xii. Looking at financial options for folks; Some folks do have some decent internet speeds, but heard neighbors have had minimal service; survey to come
- xiii. Q: Is everything going to be fiber optic cable from the road to home for \$1500
 - 1. A: Just folks that purchase the service
- xiv. Q: Will fiber go into the home?
 - 1. A: Yes, that is their current business model
- xv. Once a better handle on the cost, will call another meeting, and if DirectLink is still the provider, will introduce the owner and the engineer
- xvi. Internet address: hiddenvillage.int@gmail.com for more information and updates

6. Firewise Reminder - Rion

- a. Officially became a Firewise community
- b. Go up to 10 feet on trees – new recommendation
- c. Most in 1-4 have egress via the bridle path
- d. Filing 5 is tough without bridle path, fences and lots of trees
- e. Think about whether fire truck can get around your house
- f. Einer Jensen's info will come out and talk with owners - \$0 cost
 - i. S Metro Fire Dept – Community Outreach
 - ii. On HV website under Firewise mitigation: hiddenvillageco.org
 - iii. Other materials available
 - iv. Grants available for application as of May 1
 - v. Did get \$800 from state of Colorado in the past, but that was 1 time event
- g. Q: Can you submit expenses for taxes? A: unknown
- h. Cost for Firewise community, but if enough volunteer hours shown, will offset cost
 - i. Gather forms during chipping event
 - ii. Chipping event in May
 - iii. People still drop off rebar at the chipping event

7. Calendar of Events – Daryl

- a. Chipping Days – 2 Saturdays 5/5 and 5/12
- b. Dumpster Day – Saturday, 6/23
- c. Annual meeting of owners – Sunday, 5/6
- d. Owners meeting – November
- e. Not scheduling a picnic due to minimal attendance the past 2 years

8. Owners' Meetings

- a. In 2016, group decided that 4 owner meetings a year would be good
- b. By-laws require 2 – May or June and Nov or Dec
- c. Want to have discussions re: needing to have 4 a year
 - i. Difficulty to getting owners to all of the meetings
 - ii. Thoughts on needing 4 meetings?
- d. Q: 2 meetings are adequate, and if there is a special event (internet or firewise), call a Special Meeting
- e. Motion to have 2 Owners' Meetings a year; seconded – passed

9. Land Development in Local Area – Update

a. Reata South – 2 developments pending with Douglas County

i. 7th amendment – 13 lots in the area east of Betts Ranch Road and backs up to Village Road properties from west entrance to riding arena

1. Q: That was supposed to be a buffer between the golf course and HV, and now they want to develop it – Douglas County decision
2. A: County has sent back some comments to the developer and waiting for info to come back.
3. Q: should be some records in the county, correct?
 - a. A: Buffers was brought up back then – Darryl reviewed.
 - b. Darryl mentioned that in his comments back to the county
 - c. Don't have more info than that currently
4. Q: Some discussion on what's going to happen with the trail back there.
 - a. A: attorney would not answer directly
5. Q: Buffers not important to County? – Need buffer along Hilltop – big piece of land as well as Whittlesey property. Buffers are important in a variety of areas and impact a bunch of people across the village

ii. 8th Amendment, SE corner – not as big. Directly across from Chalet Circle across Betts Ranch Road

1. 22 homes on 150 acres with an equestrian center
2. 3 acres per home with lots of open space
3. County sent concerns back to the developer and developer has not responded yet

b. Hilltop – Delbert Road and Hilltop Road - North

- i. 30 homes – 250 acres about
- ii. County approved preliminary plan
- iii. Darryl did respond to the plan and talked about traffic, water, etc..
- iv. Not huge but seems to be underway
- v. Q: How can we be more involved and attend meetings?
 1. A: Can't tell where they post their notice. Try to communicate as much as possible.
 2. Attend hearings
 3. Will send out hearing information in emails

c. Independence - Elbert County – starting at Delbert Road, Hilltop Road and Singing HillsRoad

- i. 1000 acres - 925 homes
- ii. A lot of residents spoke at that session; county went ahead and approved
- iii. Homeowners filed a lawsuit and judge has asked for more details which has been provided
- iv. Hilltop, Singing Hills will be main roads creating traffic issues
- v. Q: Can we get a map of where these developments are?
 1. A: Yes, and we'll consider drawing up something so everyone can see
- vi. Q: Discussion on making a difference in showing up to board meetings that discuss these developments
- vii. Q: Updates on Hilltop Road?
 1. A: Next project is a one mile section from Legend High School to Village Road and Crest View Drive intersection

2. In process of getting right of way and will be worked on in 2019
- viii. Q: Next miles near Tallman?
 1. A: Unknown
- ix. Q: Stop light at Village Road?
 1. A: Would think so given the traffic
- x. Q: Disposition of the Pawnee-Daniels power line?
 1. A: Going down the area through Parker where they currently have power lines
 2. Finalized now

10. Acquisition of Douglas County Property – Update

- a. County owns 3 properties in the Village
- b. HV was leasing these properties but it expired
- c. Contacted the county to get leases going
- d. County asked if we'd rather own them
- e. Seemed like it would be in our best interest to obtain the properties as long as cost was nothing and no other issues
- f. Talking to county for about a year
- g. Now: county folks are working it up to present to the County Board of the Commissioners – no cost and no taxes

11. Open Discussion

- a. Q: Can't we raise the dues now?
 - i. A: Budget is in line since fees for the Chipping Event and Dumpster Day increased
 - ii. Motion made to raise dues to \$60 per year starting in 2019; seconded
- b. Q: Wasn't this talked about at another Owners' Meeting?
 - i. A: Yes, but didn't have a quorum to vote on a change
- c. Q: Propose it's not enough
 - i. A: Is this too much and we decrease participation and we end up with less?
 - ii. That's the challenge
 - iii. Some people choose not to pay
 - iv. Tammy – hard to get people to chip in the \$40 now. There is an offset with decreased participation, but encouraged that some residents give extra
 - v. Q: Number in mind that is viable?
 1. A: What would we do with the extra money? Worked hard to get to a balanced budget. Do we have another project in mind to put the money toward, then it would help give a little extra.
 - vi. Q: Houses selling between \$500k and \$1M – awful signs for the community. Dedicate for new signs for the community
 - vii. Q: Some of the internet committee members shouldn't have to put out their own money to get it done; good use of funds
 - viii. Q: There isn't a community that is as low as us. Some communities are \$100/200 a month and see what they provide. We could do a lot of improvement on riding trails, etc. Have to think about the future between now and 2019 and show the other communities and what we're going to provide. People that pay now will continue to pay.

- ix. Q: Horse people will want some horse support, but internet is wanted by everyone.
- x. Q: Horse property in all the advertising for homes now. Shouldn't keep skimping in how we support these areas. Riding arena needs to be replaced as well. Can't get crazy with ear-marking.
 - 1. A: Always have things that come up, but it's tough given the budget
- xi. Tammy - If we raised it to \$60 for 75% participation, would give us +\$2,300 a year
- xii. Q: How many people are not contributing the dues? About 25% - about 38 homeowners
- xiii. Q: Why don't we sue?
 - 1. A: Filing 1-4 is mandatory (shall issue)
 - 2. Filing 5-6 is not mandatory
 - 3. Enforcement standpoint – it's not in our covenants to utilize liens; we can take them to small claims court
- xiv. Q: Does Tammy have a number in mind? What is reasonable?
- xv. Call for vote on motion for \$60/year and see what response we have
- xvi. Q: Concern over sticker shock?
- xvii. Any questions? No
 - 1. Motion – second – all in favor
 - 2. Motion carries
- xviii. Dues increase will start for 2019
- xix. Newsletter coming out in April – will include this information
- d. Q: Q: Get a flashing speed limit sign to tell people to slow down – all roads
 - i. A: Did check into that last year
 - ii. Inquired again with sheriff department
 - iii. Vern will check into this
- e. Q: Lots of trash and debris in the ditches. Desire to set up a community-wide Earth Day where everyone goes around and picks up trash and then come to Rion's and drop bag of trash. Would like annual basis. Buswell's to host.
 - i. Motion for Earth Day – April 21st
 - ii. Motion carries
- f. Q: Still meetings planned for 2018?
 - i. A: Will cancel August meeting
 - ii. Will have May and November meetings
- g. Send thank you to Faith Baptist Church for free use of a room for our POA meetings

12. Adjourn – 8:50 PM