

**HVPOA BOARD MEETING MINUTES**  
**July 12, 2018**

Attendees: Daryl Gruneisen, Tammy Myers, Jim Trevino, Mark Scaggs

**1. Call to Order - 7:03 pm**

**2. Review Agenda – No changes**

**3. Minutes**

- a. Approval of May 10, 2018 Board Meeting Minutes – Motion to approve; seconded; approved unanimously.
- b. Approval of June 10, 2018 Owners Meeting Minutes – Motion to approve; seconded; approved unanimously.

**4. Election of Officers**

- a. Motion to appoint the current officers for the next year; seconded; approved unanimously.
- b. The following will serve as officers of the HVPOA Board:
  - i. Daryl Gruneisen, President
  - ii. Rion Buswell, Vice President
  - iii. Tammy Myers, Treasurer
  - iv. Kelly Hopper, Secretary
  - v. Jim Trevino, Architectural Control Committee Chairman

**5. Treasurer's Report**

- a. 129/157 owners paid dues for 2018 (82%).
- b. Homes for sale: 7550 N Village Rd, 7244 Glen Circle, 10187 E Meadow Run.
- c. Chipping
  - i. Cost: \$1500
  - ii. Fees collected: \$1050
- d. Clean-up/Dumpster Day
  - i. Cost: \$1050 (2 Roll-offs \$880; Recycling Roll-off for metal \$170)
  - ii. Fees collected: \$665
- e. Ledger Balance \$15,208.44
- f. Motion to approve report; seconded, approved unanimously.

**6. Committee Reports**

- a. Architectural Review
  - i. Received a call with concerns regarding the new construction on Pine Cone Lane.
  - ii. Will visit the site to review concerns.
- b. Fire Mitigation – No report
- c. Internet Access
  - i. Awaiting input on the construction bid.
  - ii. Jim and Mark visited the County to discuss requirements and procedures to install fiber optic cable in HV.

(1) There is a possibility the County would approve a Local Improvement Project; would require approval of 65 to 70 percent of HV owners.

(2) Towers usually are not acceptable in HV's zoning; an exception is possible with the vendor's current design as long as the tower is no higher than 35 feet.

d. Maintenance (Roads, Signs & Environmental)

i. Mark Scaggs appointed Chairman.

ii. Speeding continues to be an issue.

(1) We will send a note to owners.

(2) A lighted, speed detection sign could be helpful in deterring speeders; will check with the County to see if installation of this type sign is possible.

(3) Weld County is using a polymer based dust suppressant on roads that is supposed to be more environmentally friendly than what is currently used on our roads. We will look into this product and contact Douglas County to see if they know anything about it.

e. Riding Club

i. Riding Arena issues:

(1) Flooding continues; reviewing options.

(2) Many posts are no longer secure due to rotting and need to be replaced.

ii. The markings for the Bridle Trail between lots 93 and 96 (near the intersection of Alpine Drive and Glen Circle) are incorrect; an issue identified with the pending sale of lot 93.

(1) Changing the plat map to reflect the current markings would require hiring a surveyor and submitting the change to the County for approval; expensive endeavor.

(2) Decision made to leave the trail as annotated on the plat map, will advise the Riding Club members and change the directional trail markings.

iii. A "field trip" to other developments to look at their Bridle Trails and the maintenance of the trails was suggested. More to follow.

f. Website – No report

g. Welcoming – The new owners of 9946 Hilltop Road were welcomed on July 1<sup>st</sup>.

## 7. Old Business

a. Chipping Event

i. No prohibited items were dropped off.

ii. Need to add "bark" as a prohibited item.

b. Dumpster Day

i. Having a roll-off to recycle metal was successful.

ii. Suggestion made to have one trash collector for all of HV; will discuss further.

c. Goals

i. Balanced Budget – On track.

ii Increased Owner Participation

(1) No report

(2) Suggestion made to consider a Christmas Social – Hay ride through HV singing carols, followed by a social gathering; will discuss further.

iii. Informed Community

(1) No report

(2) Suggestion made to provide information on varying subjects to owners on a regular basis; will review and discuss further.

iv. Effective Board – Reviewed status; need to press on with reviewing draft policies.

d. Lease/Acquisition of Douglas County Property

i. Notified the County we wanted to proceed with acquisition of the properties.

ii. County asked for stamped, addressed envelopes to send to HV owners announcing the BOCC meeting regarding this subject; provided envelopes.

- iii. BOCC meeting tentatively scheduled for August 14<sup>th</sup>.
- e. Land Development in the Local Area
  - i. Reviewed two zoning changes from the county.
    - (1) Use by Special Review within four Sedalia zone districts.
    - (2) Letter size change on posted notices.
    - (3) Neither affects HV; no comments to be sent to the County.
  - ii. Reata South, 7<sup>th</sup> Amendment – County granted the developer an extension to November 26, 2018 to respond to the County's request for changes, responses and additional info.
  - iii. Reata South, 8<sup>th</sup> Amendment
    - (1) Received the Plan Referral Response Request from the County.
    - (2) Plan sent to Board members for review.
    - (3) Comments and concerns sent to the County.
  - iii. Hilltop – No update
  - iv. Pinery, Filing 31
    - (1) Received the Preliminary Plan Referral Response Request from the County.
    - (2) Sent to the Board members for review.
    - (3) Response required by July 24<sup>th</sup>.
  - v. Independence (Elbert County) – No update
- f. HVPOA Policies
  - i. Dedicating the next Board meeting to review and discussion of the draft policies.
  - ii. Drafts to be sent to Board members prior to the meeting to prepare for discussion.

## **8. New Business**

- a. Actions without a meeting
  - i. Information sent to Board members for comment and decision to spend \$90.00 for envelopes, stamps and labels.
  - ii. The pre-addressed, stamped envelopes are to be given to the County for mailing to all HV owners, notifying them of the BOCC Land Use Meeting regarding HV taking ownership of the three Douglas County properties.
  - iii. Approved unanimously.
- b. Owner Concerns/Questions
  - i. Dumping brush and garden waste on County property reported; will talk to the owners to determine validity and a solution.
  - ii. No more incidents reported regarding the Red Truck.
  - iii. Dirt bikes reported in HV; will get more information.
  - iv. Sent Leafy Spurge pamphlet to owners; responded to two requests for information.
  - v. Received input regarding an owner possibly having an open fire in their backyard.
    - (1) Reached out to the owner for information
    - (2) Reviewed and discussed the owner's response, the Filing 5 Covenants and Douglas County Ordinance O-012-004.
    - (3) Although this fire was in a small fire pit with a metal mesh cover, we consider it an open fire and not allowed by the Filing 5 Covenants.
    - (4) Will respond to the owner.

**9. Next Meeting** – August 23, 2018, Jim Trevino's house

**10. Adjourn** – 9:50 pm