

HVPOA BOARD MEETING MINUTES

August 23, 2018 – 7:00 p.m.

Jim Trevino's House

Attendees: Daryl Gruneinsen, Jim Trevino, Tammy Myers, Kelly Hopper and Mark Skaggs

1. Call to Order – 7:11pm
2. Review Agenda
3. Minutes
 - a. July 12, 2018 Board Meeting Minutes – Motion made to approve, seconded and approved unanimously
4. Treasurer's Report
 - a. \$15,152.44 ledger balance
 - b. \$13,237.44 in general fund excluding funds dedicated to weeds
 - c. Dumpster Days – metal recycling company didn't charge us
 - i. Financials amended:
 1. Cost: \$39.60 per load
 2. Charge \$30.00 per load
 3. Subsidized 24% (down from 69% prior year)
 - d. 2018 recurrent fees almost all complete - Word Press domain paid
 - e. 2018 Budget: +\$933 year to date
5. HVPOA Policies
 - a. Adoption and Amendment of Policies and Rules
 - i. Discussion on why policies and procedures are needed
 - ii. Should a definition be included in some format to delineate the difference between policies and the covenants already in place
 - iii. Suggest more text to define why these are needed and outline statutory requirements
 1. Should this be a separate document or a bullet contained within each policy?
 2. Should this only be contained on the individual standalone document?
 - iv. Daryl will adjust and re-send to Board for review before proceeding
 - b. Conflict of Interest with Board Members
 - i. No concerns
 - ii. Approved for attorney review
 - c. Collection of Unpaid Assessments
 - i. Discussion on wording of dues and assessments
 - ii. Updated wording to indicate 'titled' owners
 - iii. Discussion on ability of non-profit to file a lien – feedback from attorney will clarify
 - iv. Reviewed ongoing need for liability insurance coverage for the Association and the Board
 - v. Approved for attorney review with change in item ii above
 - d. Conduct of Meetings

- i. Provides rules around meetings
 - ii. Quorum definition included in covenants
 - iii. Approved for attorney review
 - e. Disputes Arising Between the Association and Owners
 - i. Discussed need to have cover letter providing link to state rules around need for policies and procedures
 - ii. Approved for attorney review
 - f. Enforcement of Covenants and Rules
 - i. Will enhance wording on violation and requirements
 - ii. Clarify 'similar' issue for violations
 - iii. Daryl will add appropriate wording and send to Board for review before proceeding
 - g. Inspection and Copying of Records
 - i. No concern
 - ii. Approved for attorney review
 - h. Investment of Reserve Funds
 - i. Placeholder should need arise
 - i. Reserve Study
 - i. Placeholder should need arise
- 6. Committee Reports
 - a. Architectural Review
 - i. 9946 Hilltop Road – fence installment - approved
 - ii. 7485 N Village Road – solar added to barn – approved
 - iii. Lot 93 – will be built
 - b. Fire Mitigation – n/a
 - c. Internet Access
 - i. Waiting on pricing information
 - d. Maintenance (Roads, Signs & Environmental)
 - i. Send note out on road safety
 - ii. County cleaned out culverts on S Trailway backed up in July after rainstorm
 - e. Riding Club – n/a
 - f. Website – n/a
 - g. Welcoming
 - i. 7550 N Village Rd – welcomed
- 7. Old Business
 - a. Owner Concerns/Questions Follow up
 - i. Concerns raised on house being built / downed trees / leach field location
 - 1. Visited site and no issues found with leach field
 - 2. Advised owner to remove downed trees
 - 3. Advised complainant of results of visit
 - ii. Concerns on resident's open fire
 - 1. Email sent to owner outlining Board's concerns
 - iii. Concerns re: dumping in creek bed
 - 1. Inspected site – Need more discussion on how to proceed
 - iv. Dirt bikes
 - 1. Discussed with neighbors
 - 2. Consider writing letter to Pinery re: dirt bikes on Hidden Village trails
 - b. Lease/Acquisition of Douglas County Property

- i. Board of County Commissioners meeting is next Tues, 8/28 @ 2:30pm
 - ii. Daryl will review background at meeting
 - c. Land Development in the Local Area
 - i. Pinery development – letter sent to County with concerns on traffic impact as well as evacuation plan
 - ii. Developer updated traffic plan with section on impact to local roadways, but did not address Hilltop / Village Road impact
- 8. New Business
 - a. Owner Concerns/Questions
 - i. Concern raised on article on driving school – addressed / feedback to homeowner re: road and animal safety
 - ii. Concern raised on deer being hit on the roads – will draft and send out notice to owners to comply with the speed limit and watch out for people and animals
 - iii. Concern raised on marijuana being grown in neighborhood – further discussion required

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9. Next Meeting – September 20th at 7:00 pm @ Daryl's house

10. Adjourn @ 9:24 pm