

**HVPOA OWNER'S MEETING MINUTES**  
**Sunday, December 9, 2018 – 6:30 p.m.**  
**Encompass Church**  
**11150 Hilltop Road**

1. Call to Order - Welcome – Introductions (Daryl)
  - a. Begin 6:32 pm
  - b. Board attendees: Daryl Gruneisen, Mark Skaggs, Rion Buswell, Tammy Myers, Jim Trevino, Kelly Hopper
2. Announcement of Quorum (Daryl)
  - a. No quorum tonight
3. Treasurer's Report (Tammy)
  - a. 2018 Fiscal year to date
  - b. Net Operating Revenue
    - i. \$7,875.00 – operating revenue includes dues, donations and chipping and clean-up fees
    - ii. \$5,289.83 – operating expenses includes PO Box rental, nonprofit status, registration fees, website fees, insurance, printing, etc.
    - iii. Fiscal year net: \$2,585.17 (pending legal fees)
    - iv. 2018 dues paid so far \$5200.00
    - v. Donations \$960.00
    - vi. Net income \$7875.00
    - vii. Chipping event:
      1. Cost \$1500 (52.5 loads = 28.57 loads)
      2. Fee \$20 per load
      3. 23 households participated
      4. Cost to HVPOA \$450.00 (subsidized 30%)
      5. Compared to 2017 \$1310.00
    - viii. Clean-up day
      1. Cost \$880
      2. Fee \$30 per load
      3. 19 households participated
      4. Cost \$215.00 (subsidized 24%)
      5. Compared to 2017: \$1200.00
  - c. Current general fund account balance: \$12,849.52
4. 2019 Budget (Tammy)
  - a. Balanced budget proposal
    - i. Income:
      1. Increased dues to \$60 this year
      2. Anticipating total income at 75% of property owners paying dues
      3. Chipping and clean up days estimated at 75% of 2018
      4. 2018 Total income estimated \$8835.00
    - ii. Expenses:
      1. Lots of printing expenses in 2017 (emails up, so printing down)

2. 2018: \$665 printing expenses to date / Budget \$750 for 2019
3. Setting aside \$ for legal fees: \$1000.00
4. Fixed costs: nonprofit fee / PO Box rental fee / HOA registration fee / website domain fees / insurance for POA: \$2053.00
5. Land management costs: noxious weed / chipping / clean-up / signs: \$4962.00
  - a. Discussion on encouragement of leafy spurge beetles (free via CSU and/or retail purchase)
  - b. Information to be posted on the website by early Jan
6. Miscellaneous expenses: picnic, taxes and other: \$0
  - a. Expense this year \$300 to re-seed ravine
7. Total income: \$8800 / Income minus expenses: \$0

5. Board Vacancy (Daryl)

- a. Board member vacancy: Sarah Radunsky moved
- b. Can appoint anyone until May 2019 when voting comes up again
- c. Question: Any interest in being on the board? --- No volunteer

6. Douglas County Property Acquisition (Daryl)

- a. Information previously shared in emails/other communication re: property now owned
  - i. Board of County Commissioners approved earlier this year
  - ii. Debris previously dumped in ravine was cleaned up by the County
  - iii. Area where trucks entered the area now re-seeded
  - iv. No taxes due on this property
  - v. Plan to ensure no further dumping in that area?
    1. Addressed by board to homeowners involved
    2. Homeowners very receptive
    3. Will continue to monitor

7. Land Development in Local Area (Daryl)

- a. Pinery 30B and 31
  - i. 2 new developments
  - ii. Both directly south of Hidden Village
  - iii. 30B: 47 lots on 41 acres
  - iv. 31: 29 lots on 33.7 acres
    1. Preliminary Plan submitted to County; provided comments and concerns; County approved in October 2018
- b. Reata South 7<sup>th</sup> and 8<sup>th</sup> Amendments:
  - i. Colorado Golf Club – 2 new developments
  - ii. 93 new residences
    1. Concern around 11 units in open area behind N Village Rd
    2. it has been quiet since 2017 when originally submitted
    3. Nov 19 County approved 2<sup>nd</sup> extension since requested information from developer hasn't been received
  - iii. Across from Chalet Circle on Betts Ranch Rd, 22 residences on 154 acre site
    1. County went back to them for more information to complete application
    2. Applicant has not responded

- c. Hilltop
    - i. 30 units on 257 acres
      - 1. Ends at intersection of Hilltop and Delbert and goes west
      - 2. Submitted concerns on plan
      - 3. Plan reviewed at the Board of County Commissioners Hearing Dec 4<sup>th</sup>
  - d. Whittlesey Property
    - i. Applied for zoning change – Agricultural to Rural Residential
      - 1. 8-10 5 acre lots abutting homes on N Village Road (50 total acres)
      - 2. A Developer has also submitted a zoning change request on same property
      - 3. No activity since March 2018
  - e. Wallden Property
    - i. Borders N Trailway and Glen Circle properties
      - 1. Survey crew indicated it was going to be developed
      - 2. Nothing on County website yet
  - f. Independence (Elbert County)
    - i. 1000 acre property borders Singing Hills, Delbert and Hilltop
    - ii. 925 homes
    - iii. Adjacent homeowners filed lawsuit, but lawsuit has been dropped and builder is working
  - g. General discussion on Whittlesey Property
    - i. Road access via Alpine
      - 1. Discussion on potential impact
        - a. Traffic
        - b. Fire department access
      - 2. County to decide
    - ii. What is water source? Unknown; probably individual wells
  - h. General discussion on Independence
    - i. County not addressing traffic issues
    - ii. County to widen Hilltop from Legend High School to Village Road entrance to be completed by 2020; traffic light proposed for this intersection
    - iii. Going beyond 2024 or 2025 widening to Singing Hills Road
8. Open Discussion
- a. FireWise (Rion)
    - i. Almost \$5000 to renew our application (Rion)
    - ii. Jason's fee almost covered fee last year
    - iii. Need labor and time to make up the difference
    - iv. Fire mitigation efforts need to be recorded starting in January
      - 1. Get dollar amount credit for each hour/labor submitted
    - v. Labor is for a calendar year
    - vi. Owners need to send an email to hiddenvillage.vp@gmail.com with how many hours of mitigation work they perform
    - vii. Set up survey form?
      - 1. Most information comes in at chipping event
      - 2. Add survey to next email (will work on)
  - b. Website (Rion)
    - i. Thanks to Ryan Finkbiner for help fixing website name

- ii. Website now back up
- c. Road Signs (Mark)
  - i. Propose talking about road signs at the next Board Meeting
    - 1. Look at alternatives for signs
    - 2. Will discuss and come up with proposal
- d. Internet (Jim)
  - i. Plan reviewed by 2 engineers to confirm ok for bids
  - ii. 8 initial property owners put in money for rights
  - iii. Had a few more folks put in money
  - iv. Cost \$8456 to compile plan
  - v. Looked at plan and reviewed neighborhood – waiting for first bid
  - vi. Construction cost twofold
    - 1. Main: conduit to connect HV to curb and then connection to the home
    - 2. Secondary: cost to DirectLink to feed the fiber and erect tower / county approval already received
    - 3. Tower erected and then power to grid
    - 4. Thought an option was County Improvement and then assessed to homeowner across 10 years (County supervisor feedback)
      - a. Went back a month ago and was told by Supervisor that this was not an option because of County regulations (internet not included as utility)
    - 5. Other option was State grant money
      - a. Made contact to discuss
      - b. Would be competing with other areas
      - c. DirectLink needs to submit for approval, and he needs costs before he is able to proceed
  - vii. Thought is that this will increase property value
    - 1. Negative on your property to not have fiberoptic
    - 2. Some agreement with attendees
    - 3. Additional agreement received
  - viii. No baseline costs received yet
  - ix. Promise for broadband speed: 30 MB to start, up to 100 MB
  - x. DirectLink would want to connect to fiber going down Hilltop Road eventually and eliminate wireless
    - 1. Fiber to be primary
    - 2. Tower to be backup
  - xi. Will compare costs to Century Link (\$350k – fiber and copper) once received
  - xii. Discussion on CenturyLink (phones) no longer utility of last resort, i.e., no longer required to be run for new developments mostly due to cell phone use and access
  - xiii. Question on how to amend the antiquated County regulations re: internet not a utility
    - 1. State statute not County statute
    - 2. Feedback that CenturyLink has done these LIDs with the State a couple of times (will attempt to get that information)
  - xiv. Discussion: Everyone pays regardless of if they want or not
    - 1. Some residents may not fully understand
    - 2. Could be a big expense

- 3. No opt out if 70% of residents agree and pass
    - 4. Will be more communication on this topic and vote when more information has been received
  - xv. How long will this take?
    - 1. Could be next year
    - 2. Holdup is receiving tangible costs to make decisions to go forward
  - xvi. Checked into rural broadband
    - 1. Zip Code for HV doesn't qualify
- e. Discussion of cellular plans
- f. Picnic
  - i. Feedback
    - 1. Wants to re-address not having picnic
    - 2. Feels it's mandated in by-laws
    - 3. Feels we take away an opportunity to be social with neighbors
  - ii. Discussion (All)
    - 1. Significant decline in attendance over recent years
    - 2. Can discuss more in 2019 as the year gets going
    - 3. Considerations on legal liability and limited attendance
    - 4. Can consider different picnic set-up / complexity
    - 5. Need more neighborhood involvement – stagnant in getting participation
    - 6. Consider different dates
    - 7. Discussion on participation (general)
      - a. Pass out leafy spurge insects
      - b. Mark will call CSU to explore other options to supply the neighborhood
      - c. Give people a reason to gather – tie it to another event or reason such as a Chipping Event
      - d. Volunteer to coordinate Picnic event
- g. Question on posting new neighbor information
  - i. Can we post it on the website so neighbors can greet as well
  - ii. Would need to get their agreement
- h. Question on new construction on Village Road
  - i. Going up slowly – now being built
  - ii. Anticipate building will be complete this summer

9. Next Meeting – May/June 2019

10. Adjourn: 8:02pm