

**HVPOA BOARD MEETING MINUTES**  
**October 25, 2018 – 7:00 p.m.**  
**Jim Trevino's House**

Attendees: Daryl Gruneisen, Jim Trevino, Rion Buswell, Tammy Myers, Mark Scaggs, Kelly Hopper

- 1) **Call to Order** – 7:03 pm
- 2) **Review Agenda** – No changes
- 3) **Minutes**
  - a) Approval of September 20, 2018 Board Meeting Minutes
  - b) Motion to approve; seconded; approved unanimously
- 4) **Treasurer's Report**
  - a) Financial Statement
    - i) \$15,193.08 Ledger balance
    - ii) ii.\$13,203.08 in general fund (minus earmarks)
    - iii) iii. Earmarks: Weed Fund: \$1,915.00; Internet Committee Mailing Fund: \$75.00
  - b) Budget 2019
    - i) \$1,942.00 allocated for noxious weed management
  - c) Promote friendly bug usage (spurge beetle) across the neighborhood
    - i) Discussion on cost of spurge beetle usage on common areas for leafy spurge control
    - ii) Consider CSU extension or Douglas County Conservation District for potential support
  - d) Motion to approve Budget; seconded; approved unanimously
  - e) Budget to be reviewed at November's owners meeting
    - i) Motion to approve Treasurer's Report; seconded
    - ii) approved unanimously
- 5) **Committee Reports**
  - a) **Architectural Review**
    - i) Lot 93 – (No address yet) New home construction plan approved
    - ii) 2400 square foot home. Neighbors approved.
    - iii) Begin build in December
  - b) **Fire Mitigation**
    - i) Firewise status needs to be renewed by Dec 2018
    - ii) In process – should be fine based on chipping event earlier this year
  - c) **Internet Access**

- i) Engineer report reviewed by additional engineering consultants
- ii) Indicated report is good for construction bids
- iii) 8 volunteers to pay for engineering report; over \$8k in cost
- iv) Want at least 2-3 construction costs for infrastructure
- v) Reviewing state funding potential (Broadman Fund)
- vi) All costs should be done by Jan
- vii) Provider would have to apply for the grant (vs homeowners)
- viii) Would need 50% of owners interested as this is a matching grant
- ix) Also looking into County funds (County Improvements)
- x) County would need 60% of homeowners to agree
- xi) If approved, would come through homeowners assessment
- d) **Maintenance (Roads, Signs & Environmental)**
  - i) Need to post signs for owners meeting
  - ii) Discuss needs for new sign posts
- e) **Riding Club**
  - i) Current President moved; New leadership to come
  - ii) Need to review lease for riding arena given recent county lease changes
- f) **Website**
  - i) Concern around website address and display
  - ii) Rion will consult and update
- g) **Welcoming**
  - i) Lot 93 owners welcomed
- 6) **Old Business**
  - a) Owners Meeting Nov 18, 2018
    - i) Budget review and financial reports
    - ii) Discussion of pertinent topics
      - (1) Land Development
      - (2) Noxious weed management
- 7) **Policies**
  - a) Get update from attorney
  - b) Discussed need for in person meeting
  - c) Motion to setup meeting with attorney; seconded, approved unanimously

**8) Lease/Acquisition of Douglas County Property**

- a) Property acquired
- b) County has cleaned up slash areas
- c) Will need to re-seed the slash areas before winter
- d) Motion to authorize Rion to re-seed; seconded; approved unanimously

**9) Land Development in the Local Area**

- a) Pinery 31 – preliminary plan approved by County on 10/9/18
- b) Pinery 30b – submitted preliminary plan and final plat for 47 units
- c) Referral Response request received from the County; Verizon communication tower in the Pinery
- d) Referral Response Request received from the County; Zoning Amendment on existing golf courses in certain zoning resolutions

**10) Newsletter**

- a) Sent out in October
- b) Minimal/no feedback received

**11) Goals**

- a) Balanced Budget – Good progress made
- b) Increased Owner Participation – Status quo
- c) Informed Community – Status Quo
- d) Effective Board – Status quo**

**12) Owner Questions/Concerns - Follow up**

- a) Discussed ongoing concerns raised on dumping
- b) Discussed concerns around potential grow house

**13) New Business**

- a) Dues Invoice 2019
- b) Form same as 2018
- c) Mailing format will remain the same
- d) Will be mailed first week of December

**14) Owner Questions/Concerns**

- a) Question received re: hunting on the property – addressed
- b) Information received on road expansion for Hilltop – to be emailed to owners

**15) Roads spraying completed**

a) Contact Rod Meredith re: spraying concerns

16) Next Meeting - December 6th @ Rion's house

17) Adjourn – 9:10pm