

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