

HVPOA BOARD MEETING MINUTES
January 10, 2019 – 7:00 p.m.

Attendees: Daryl Gruneisen, Rion Buswell, Tammy Myers, Kelly Hopper

1. Call to Order: 7:08pm
2. Review Agenda - completed
3. Minutes - Daryl
 - a. Approval of October 25, 2018 Board Meeting Minutes – approved
 - b. Approval of December 9, 2018 Owners Meeting Minutes - approved
4. Treasurer's Report – Tammy
 - a. 2019 dues paid by 75 owners (48%)
 - i. Donations \$540 from 9 households
 - b. Ledger balance as of 1/10/19: \$19,717.00
 - c. Earmarks:
 - i. Weed fund \$1915.00
 - ii. Internet mailing \$75.00
 - d. 2018 Recurring Expenses
 - i. PO Box \$663
 - ii. Non-profit corporation status \$10/yr
 - iii. Website domain name (google)
 - iv. Website holder \$99/year
 - v. Insurance – general, d&o
 - e. 2019 Riding Club \$480.00 (\$280 dues and \$200 trail donations)
 - f. Treasurer's Report - approved
5. Committee Reports
 - a. Architectural Review - none
 - b. Fire Mitigation – Rion
 - i. Status renewed for 2019
 - ii. Community project needed in partnership with Fire Department
 - iii. Ongoing need for tracking mitigation hours – send note to owners to track and report time spent on fire mitigation efforts
 - c. Internet Access – Rion
 - i. Update at owners meeting
 - d. Maintenance (Roads, Signs & Environmental)
 - i. none
 - e. Riding Club - Angela
 - i. Meeting coming up on 1/28
 - ii. Agenda topics – elections, schedule for 2019, arena maintenance, etc.
 - f. Website - Rion
 - i. Update schedule of events for 2019
 - ii. Upload latest minutes
 - g. Welcoming
 - i. 6840 Chalet Circle - complete

- ii. Due to difficulty in finding new owners home, as well as access to some lots, Welcome Packets can be mailed
- iii. Given privacy concerns, new homeowner names will not be posted on the website

6. Old Business

- a. Policies
 - i. Daryl and Jim scheduled a meeting with attorney to discuss policies
 - ii. Attorney wanted to set up retainer system
 - iii. POA not interested in retainer as preference is to pay as needed
 - iv. Attorney said he was not interested in that fee arrangement and cancelled the meeting
 - v. Board discussed need for policy implementation given state statutes.
 - vi. Discussed measure to look into another attorney
 - vii. 3 yays/1 nay to proceed with development of policies and search for an attorney- approved
- b. Land Development in the Local Area
 - i. Reatta South 8th Amendment
 - 1. Lot size and zoning – rural residential
 - 2. 22 units on 153 acres
 - 3. Gross density is 1 lot per 7 acres
 - 4. Re-zoning discussion re: # of units
 - 5. Set-backs at 50 feet down from much higher guidelines
 - 6. Neighborhood meeting with developer week of Jan 21st - location tbd
 - ii. Hilltop
 - 1. Board of County Commissioners approved final Final Plat
 - 2. 30 units on 257 acres
 - iii. Wittlesey
 - 1. Zoning request inactive
- c. Goals
 - i. Consider implementing survey for owner feedback
 - ii. Will work on drafting survey via email
- d. Owner Questions/Concerns - Follow up
 - i. County clean-up question – addressed
 - ii. Dumping question – addressed

7. New Business

- a. Calendar of Events
 - i. Owners Meetings – May 5 / Nov 3
 - ii. Earth Day – April 20th
 - iii. Chipping – May 11 / May 18
 - iv. Dumpster Day - June 8
- b. Insurance
 - i. Renewal upcoming on 3/2/19
 - ii. Policy consolidation into one policy – new application
 - iii. Application completed – waiting for response
- c. Board Member Vacancy
 - i. Likely to remain open until next owners meeting in May

- d. Owner Questions/Concerns – New
 - i. Inquiry re: homeowners logs in front of home – responded
 - ii. Check on driveway installation at new home on Alpine Rd
 - iii. Lawn cart wagon stolen - responded
 - iv. Inquiry about dues increase and amount – responded
 - v. Inquiry about tree removal concerns – responded
- 8. Next Meeting – Thurs, Feb 7th @ 7pm / Rion's house
- 9. Adjourn