

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 days/1 day 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