

**HVPOA OWNER'S MEETING MINUTES**  
**Sunday, May 5, 2019 – 6:30 p.m.**  
**Encompass Church**  
**11150 Hilltop Road**

1. Call to Order - Welcome - Introductions
  - a. Begin 6:35pm
  - b. Daryl Gruneisen, Rion Buswell, Tammy Myers, Jim Trevino, Mark Skaggs, Kelly Hopper
2. Guest Speaker: Commissioner Abe Laydon, Douglas County Board of County Commissioners
  - His first term in office
  - Gave personal background
  - Background in land use and as a business law attorney
  - CSU and CU law school
  - 2 terms on Douglas County planning commission
  - Serve with 2 others this term on the planning commission
  - Email or text is fine for contact
  - Share current status of Douglas County (Q – question; A – answer; C – comment)
    - Demographics – 12,000 new residents in 2018
    - Adding 33 people per day
    - 115,000 in NW
    - 155,000 in unincorporated Douglas County
    - 5th largest under structured govt
    - 91% live on less than 18% of the land
    - Can make changes to zoning as feedback is received
    - Franktown designated as a rural community – this is why folks are moving there
    - His passion and commitment is to preserve rural way of life
    - He wants residents to continue to live lifestyle in the way they desire
    - Q: Residents have requested to slow down the growth over years. Hasn't helped.
    - A: Folks in rural communities have told him the same thing. Reason why he decided to run for this role. Hope that folks will come and testify at the planning commission meeting and provide their feedback. He always asks the developer if they have done their due diligence. Developers come in from out of state and want to build up next to 3 to 5 acre parcels. Not successful usually.
    - Q: Residents only see what the Board provides and what they see signage wise. Can he speak to developers that have been rejected?
    - A: We are a conservative county. We are challenged a little bit by contractors when they have bought large lots and then have to wait before they can do more with them. Developers re-group and may sell if rejected. There is power in a room like this. It makes a big difference.
    - C: Reata discussion. 2nd meeting coming up on May 14th. People need to show up to that.
    - Q: Thoughts on Reata
    - A: Send comments on all of the concerns and show up at the meeting. Hold him accountable. Some developers respond to feedback and some do not.

- Q: Development of the Whittlesey property
- A: Can't talk to anything that's coming up in the future.
- Board: Not officially applied for yet.
- Q: Acreage properties on non-right-angle roads. Large parcel abuts an artery. We've heard that access to large parcels that a developer wants to develop, wouldn't they need to access that main artery directly?
- A: Consistently that's what they've tried to do.
- C: Trouble taking left hand turns onto Hilltop Road. Lots of cars – no gating because of limited lights. Expand broadening of Hilltop Road (4 lanes) to Singing Hills.
- A: 2 phase project now. Update: Construction got pushed out 2 years. Phase 1 - Legend to Tallman. 2nd phase - Tallman to Singing Hills.
- Q: Independence going to build – lots of accidents will be coming. Estimated 1800 new daily vehicle commutes is going to drive up traffic substantially.
- A: Sat down with Engineering in the County. Will still be a "D" on the masterplan for traffic. No money for transportation – measures failed last year. Donate 2 billion in taxes to DC and don't get them back. Want that to come back to Douglas County. Funding has to have a local match or federal government won't assist. Traffic solution in play – ballot measures in November that would bond and provide money for traffic/road projects.
- A: Need the partnership with county and the federal government. 80/20 matching history. Passing infrastructure bill to address. Reach out to planning staff to make sure Hilltop gets down.
- C: Need to slow down on Hilltop. Has to be a point where we don't have to build large complexes and neighborhoods. Don't feel like Douglas County doesn't care.
- C: Developers really are the ones benefitting. Have to pay more taxes once that development is done.
- Q: Elbert County – majority of the Hilltop traffic coming from that county. They're taking advantage
- A: Their budget is much, much smaller. Will take that back and partner.
- C: Need another east-west arterial. Need a way to get over to I-25. Lincoln continues to grow over time. Hess and RidgeGate continue to grow.
- A: Unfair to this community or others in the area. Also asking contractors to do VIP – voluntary improvement payments.
- Q: Any new roads besides Parker and 86 with all the growth coming?
- A: Unless there is roads and infrastructure, won't get his votes.
- Q: Address traffic pouring out of Elbert County.
- A: 3 on the board. Need 2 of the 3 to address. Want to get money from the federal government and get a reliable funding stream. 40 roads on the list for development
- Q: Who do we need to talk to to move it up the list?
- Q: Can you leave the other commissioners' info as well?
- A: It's on the county website and will leave some cards too.
- A: Be concise, consistent and be articulate. Provide data. Franktown Village was voted down. Didn't fit the character of that community. SME and PhD's live there a long time – able to give insight. Point out their perspective on the roads. 5-hour hearing with 130 citizens. Email is the easiest to reach out and contact.
- Q: Possibilities of having a moratorium on building while roads are being addressed?

- A: Can explore that. Adams County just passed a moratorium on oil & gas. Just purchased Sandstone Ranch – buy open space. That will be protected long-term. Partner with land conservancy. Moratorium is possible – anything is possible.
- C: If we stop growth, then funds from developers stop coming in, and people stop spending money in the area.
- A: It's not one size fits all. Every municipality is different. Identify the character and distinct value of each community. Value scenic corridors. Different than Highland Ranch. Comprehensive Master Plan – keep it rural. Make sure we look back at that – comment on that and add referral comments.
- Q: Reata Master Plan. Contractor modified master plan to leave it open. Saw it changed again recently. Horse properties were objected to by the Pinery due to smell issues. Developer backed off on the horse properties by the Pinery. Developer trying to placate the residents.
- A: Bait and switch happens all the time. Give feedback
- A: Zoning requirement is to review roads and traffic.
- Q: Community board / citizens committee for roads
- A: Not aware of a committee focused on roads. Think that's great. Want to form a committee for roads – can do that.
- C: Not being heard appropriately – lots of cars
- A: Keep doing this and continue to contact act.
- C: County roads do a good job
- Q: Requirements on roads / septic? A: Will check
- Q: Importance on protecting rural environments. Appreciate the activity.
- A: Took \$0 from special interests. Choose to do this for fellow citizens. Gods county – let's keep it that way. Development is part of what's happening – need to hear from us.
- Q: How do we put pressure on Elbert County? No matter what we do is fruitless if they continue to grow.
- A: Bill tracking is important. Watching hundreds of bills out of the legislature. See the commissioners from Elbert. Exchange ideas with them.
- Q: No incentive for them to do anything but grow their tax base. Continue to use our roads – too expensive to buy land.
- A: They depend on Douglas County, so if they don't look out for us. Continue to give him feedback
- Q: Ridgegate widening
- A: City Center being put in up there. Share back and partnership with Lone Tree.
- Q: Low man on the totem pole
- A: Lone Tree has different perspective on development.
- Q: Legal requirement for development – are they required to widen the roads?
- A: Traffic study and roads is a component to be reviewed. Much have a traffic engineer go out and infrastructure is required.
- Q: How did this happen?
- A: Leaders that think proactively vs. planning for tomorrow. Can't guarantee that was always done
- Q: Developer is building on farms – new communities. Have to force them to put in a road. Not until units get big
- A: 40% of our budget is roads. Growth has been on the other side of Parker Road. Tough to get the attention.

- Q: Feeders and other roads are causing traffic issue.
- Q: Whittlesey property – buying a house on Alpine Drive. If he buys the house for sale on Alpine, can he cut into his 160 acres through that property?
- A: Don't want to commit to that, but conceptually
- Q: Put it into notes and check please.
- Room: Yes. He could do that.
- Q: Construction is being worked on the west side. A lot of work on that – 1 12-acre lot. Biggest piece of property in Hidden Village.
- Q: Reason for prior conceptual question
- A: Sounds like a priority question/issue.
- Q: Bennett property has already done that. He drives right through the other property to get to his other property.
- C: Wrong that we can't do anything about it. Someone needs to stand up and fight – still a road showing up on maps.
- Board: We checked and they can actually use it.
- Q: Not opposed to development – it's more about the density of units coming in. What is his criteria to approve something?
- A: Areas to identify – does it fit the character of the surrounding neighborhoods. 1000 units next to a 5 acre parcel, doesn't fit the criteria. Write letters based on that.
- Q: Lost lots of those battles over time.
- A: Death by a thousand cuts. Over time, changes character over time.
- Q: Looked up Comprehensive Master Plan. Comment period ended in April. Plan will be presented by end of June and then open up for public review. Getting the commissioner comment period is our window to give comments back.
- A: Planning department hosted forums. Citizens were able to come out and give feedback. Read it and continue to give feedback. Planning Commission will then review. Can show up in person and provide comments.
- Q: Comprehensive Plan include broadband?
- A: Rural broadband is the fourth utility. Part of being in 2019. Working on that. Federal programs. Underserved vs. Unserved.
- Q: Lumped in zip code
- A: Characterized as underserved given proximity to Parker. Fighting hard to modify legislative rules around this.
- Q: Tim Kunkleman – new policy lead for CenturyLink. Ask him to reach out.
- A: Thank you for having him.

## 1. Announcement of Quorum

- a. Quorum in place

## 2. Board Member Election

- a. 1 person moved out
- b. 2 folks completing their terms; Kelly Hopper and Jim Trevino
- c. Any interest? Opening for nominations to serve on the board
- d. Nominate Marilyn Crouse to be on the board – agree
  - i. Approved unanimously
- e. Nominate Ted to be on the board – agree
  - i. Withdrawn

- f. Nominate Yash Agrawal on the board – agree
    - i. Approved unanimously
  - g. Nominate Kelly Hopper for another term – agree
    - i. Approved unanimously
  - h. Jim Trevino not running for another term
- 3. Treasurer's Report - Tammy
  - a. Current operating budget \$8013.81
  - b. Expenses are on target
  - c. Income shortfall thus far
  - d. 113 residents pay dues 72%
  - e. Collected \$646 donations – 12 households
  - f. General fund \$18,200
  - g. Taxes filed – none owed
  - h. Insurance bill paid
  - i. Dumpster Day and Chipping Event coming up
  - j. Motion to approve Treasurer's Report – Approved unanimously.
- 4. Internet Committee Update – Jim T
  - a. Newsletter had update. Will update from there.
  - b. George Stoll, Andrew Copeland, Marilyn Crouse, Todd Crouse, Mark Scaggs, Ted Whitman, Bob Parker and Rion Buswell all supported Internet Committee
  - c. Work in progress with some more work to do
  - d. Cost estimate from \$1M to \$200k and still working on this
  - e. XL is vacating a lot of their gas pipes in our community
  - f. Vacant pipes can serve for fiber, so exploring that
  - g. A lot of power poles in community – rec'd map of the poles; possible use
  - h. Supervisor for Sturgeon Electric familiar with using aerial fiber with a lot of success
  - i. Aerial is \$5-8/foot
  - j. Talked with state department and their grant department – don't qualify as folks around us have strong broadband (Pinery, Butterfield, etc.)
  - k. Still a work in progress – 2 bids in hand and waiting on a third
  - l. Looking for way to cut our cost down more
  - m. Most of power poles would qualify. A lot of the poles that cross roads aren't high enough
  - n. Proposal would likely have a hybrid
  - o. Q: Still talking to DirectLink to feed infrastructure?
  - p. A: One of the vendors that has shown some initial interest, but waiting to hear final \$
  - q. Arox and LiveNet are the other 2 vendors
  - r. Monument neighborhood has given us some input on how they added fiber
  - s. Adds home value if good internet
  - t. Q: uploading and downloading speeds for aerial vs. fiber?
  - u. A: All a function of the provider. Minimum would be 25 MB down and 5 MB up
  - v. Q: assume fast phones would assist (5G)
  - w. A: 5G is very short range and impacted by trees. Most of HV would need 10 – 20 towers to serve it. Some communities are adding lots of extra towers to assist (Denver, Highlands)
  - x. Q: Any difference in security?

- y. A: Nope. Dependent on the security of the end device, but not the line
- z. C: May be cheaper to do 5G if that's where the country is going
- aa. A: Challenges – towers would have to be connected by fiber. Community has lots that are far apart and big. Bids from 200k to 1M. Varies based on how the business wants to recover their money and work with us.
- bb. C: CenturyLink would have had to re-do infrastructure based on how the network was configured. Example, power pole to the west lost power and caused power outage in March. If use aerial, some risk there.
- cc. C: End of life for existing lines? No, can still carry voice signal.
- dd. A: Don't have a price for aerial yet. Have a group that invested in the engineer report. Invite anyone that has experiences or contacts to give feedback.
- ee. Q: Is Excel pipeline feasible?
- ff. A: Looking into that – finding the right contact person.
- gg. Q: How many homes have gas lines?
- hh. A: Still would have to bring the gas line to your home.
- ii. Q: When's the next committee meeting? Look for new public policy person to attend
- jj. A: Will reach out to Dave and let him know.

## 5. Land Development in Local Area

- a. Reata 7th Amendment – 93 resident units and now revised
  - i. Now 66
  - ii. 11 units planned for east area abutting HV withdrawn
- b. Reata 8th Amendment
  - i. Apr 15th planning meeting - recommended denial of that development to the Commissioners
  - ii. Will hear that on May 14th @ 2:30pm
  - iii. Q: what is the board's position?
  - iv. A: Statement in the original plan that said no event should 169 developments be completed in Reata South. Asking why they want to change that. County staff said that number could be changed, but we object. Also commented on the traffic on Betts Ranch Road. Add up all the development will absolutely have a negative impact on our traffic, water, etc. Keep cap at 169.
  - v. Q: at that meeting, main reason it was turned down was the density factor of 1 unit per 10 acres. With 22 acres, it would have been 1 unit per 7 acres. Could very well change to 10 this next time. 2nd meeting is important – make sure you attend.
  - vi. C: When Hilltop was going to do high density development, abutting property was going to have 1 acre lots, planning commission said no you can't do it, but county commissioners said ok. Almost came down to a lawsuit to address.
  - vii. A: Developer will make a presentation at the meeting
  - viii. C: Commission is volunteer but Town Council is elected. Helps to continue to email and bring up feedback.
  - ix. C: Lots of other developers are trying to build out that property. Real estate agent for that property is in attendance.
- c. Whittlesey Property
  - i. Wanted to put 8-10 houses on 50 acres of that property
  - ii. That is no longer on the table, but has submitted another request

- iii. Wants to develop all 160 acres and put in 41 units. Biggest lots would bump up to folks on Village Road.
- iv. Showed on preliminary plan an exit onto Hilltop Road and on Alpine, next to open field place
- v. Home on Alpine and Village sold; access won't come through that property
- vi. Will apply for zoning changes first – rural residential and estate residential
- d. Vacant property abutting homes on North Trailway and Glen Circle
  - i. Rec'd info that that property will be developed – very preliminary; nothing found in County website

## 6. Upcoming Events

- a. Chipping Event this Saturday and next Saturday
  - i. Q: Will fire department come out and give advice?
  - ii. A: Yes, he will come out and walk around. Information is on the website.
  - iii. Can chip at your house, and will get an invoice from the POA for the fee portion
  - iv. Approx. 15 mins of chipping = 1 truckload
  - v. Jason will also take down the dead trees on your property
  - vi. C: Castle Rock will also take slash
- b. Dumpster Day
  - i. May need to move the date based on no dumpsters available
  - ii. Will need to move to Saturday, June 1st

## 7. Open Discussion

- a. Andrew - Maps on the road construction for Hilltop
  - i. 10 – 13,000 cars/day and threshold is 8-12,000/day
  - ii. Acceleration or deceleration lanes would help
  - iii. Passed out copies of the road map to attendees
- b. C: Someone is using a fat tire bike and tearing up the trail
  - i. A: Coming out of the Pinery
- c. C: Trail between the Pinery and Hidden Village – accessible to both neighborhoods
  - i. A lot of Pinery folks are coming into HV and not understanding where the transition is to private trails
  - ii. Q: HOA or Riding Club responsibility? HOA
    - 1. Need to make additional signs
- d. C: Young people are throwing garbage along the trails – beer cans, etc.
  - i. Whittlesey by the coral
- e. Motion: Purchase additional signage to cover bridle path by the Pinery
  - i. Q: Will this signage help?
  - ii. A: Need to post it before we enforce it
  - iii. Q: Could we put up a fence to put up barbed wire?
  - iv. A: Problem with bridle path and resident agreements
  - v. 4 access points that need signs
  - vi. Approved unanimously
- f. Look into new signs for property owner meetings and other physical meeting notifications
  - i. Purchased 10 years ago
  - ii. Q: Email is not working?
  - iii. A: Not everyone has email

- iv. C: Mark to look at replacements for a more permanent option
- v. Q: Isn't public noticing a portion of the process?
- vi. A: Signs are a reminder, along with email
- vii. C: Thank you for the newsletter – great info
- g. Q: Addressing leafy spurge?
  - i. A: CSU Extension – signed up for flea beetles
  - ii. June / July expected delivery
  - iii. When ready, they'll bill you
  - iv. Bugs will eat the leaves – will keep it down but won't get rid of it entirely
  - v. Tammy – company in Montana sells bugs (stem borer)
    - 1. Colony collapsed this year so won't be able to sell until next year
    - 2. Asked for 10 releases for Hidden Village
    - 3. Beetles do reproduce and will scatter across the community
    - 4. Mow it before the seed brackets form – seeds last a long time
  - vi. CSU were free before but now \$30 – put them in the densest areas
    - 1. Shipped on dry ice and need to release right away
  - vii. The denser the grass, the less spurge will be there
- h. Q: Firewise restrictions. Sparks travel and fires start easy
  - i. Not a great idea to do fires at all
  - ii. No fireworks / no chimeneas
- i. Q: Volunteer to do the picnic
  - i. A: If residents want to look into that
  - ii. HOA owns the tents
  - iii. Q: Is the picnic something that people miss?
  - iv. C: Less folks wanting to get involved now than before. Used to be a big event for people to meet each other. Certainly, support it, if desired.
  - v. Need someone to step up and say they'll be the point of contact for the picnic
  - vi. Leann Cook and Suzanne Fong volunteered to be point of contact
  - vii. C: Would be looking for the board but need a budget
  - viii. A: Next Board meeting in June, can attend next board meeting and discuss
    - 1. No budget for this year
  - ix. Dues went up, but less residents pay
- j. Riding arena will be closed soon for repairs
  - i. Riding Club will be paying for repairs
- k. Thanks to Jim Trevino for all of his service on the Board

8. Next Meeting - Nov 3, 2019

9. Adjourn – 9:17pm