

## HPVOA BOARD MEETING MINUTES

June 6, 2019

Daryl Gruniesen's House

Attendees: Daryl Gruniesen, Tammy Myers, Rion Buswell, Leanne Cook, Mark Scaggs, Susanne Fong, Yash Agrawal, Marilyn Crouse

1. Call to order – 7:05 PM
2. Guest : Mr. Jim Pitts (owner) presented request to construct guest quarters inside his existing barn. After discussion about Covenants and Dougco Zoning laws, the board ruled against his request. After his departure it was decided to send letters to both Mr. Pitts and Douglas County informing them of the board's decision.
3. Review Agenda – no changes
4. Approval of Minutes
  - a. March 7, 2019 Board Meeting – Motion to approve; seconded: approved unanimously
  - b. April 11, 2019 Board Meeting - Tabled
  - c. May 5, 2019 Owners Meeting – Motion to approve with amendment to Item F in the Open Discussion; Seconded; approved unanimously
5. Election of Officers – The following were nominated to serve for the next year as indicated; nominations accepted; motion made to approve each; seconded; approved unanimously

President	Daryl Gruniesen
Vice-President	Rion Buswell
Treasurer	Tammy Myers
Secretary	Marilyn Crouse
Architect. Rev.	Mark Scaggs

6. Treasurer's Report – Tammy
  - a. Dues
    - \* 2019 dues paid on time 75/157 owners (48%)
    - \* total paid to date 121/157 77%
    - \* 2019 donations: \$771 from 13 households
    - \* 2018 dues paid by 132/157 owners (84%) (78% in 2017 and 87% in 2016)
    - \* 2020 dues prepaid by 1 property owner at closing
  - b. Ledger balance as of 6/6/19: \$21,463.82
  - c. General Funds available (minus earmarks): \$19,473.82
  - d. Earmarks: Weed Fund - \$1,915.00 Internet mailing fund - \$75.00
  - e. Riding Club: dues and donations to date \$680.00
  - f. Chipping Event(s): Total cost \$1,000.50 - paid by residents - \$970 cost to HVPOA \$30.50
  - g. Dumpster Day: Final cost waiting invoice – paid by 16 households - \$540
7. Committee Reports
  - a. Architectural Review – Daryl

New owner at 7375 Alpine Dr. added a new outbuilding without proper approval. They were unaware of correct process. Conducted a site visit; owner submitted request for approval; request approved. Also put in new request for replacing existing perimeter fence and some additional internal fencing and gates. Perimeter fencing approved; owner advised to submit a new request for cross fencing and gates with information required by Architectural Review Committee Guidelines.
  - b. Fire Mitigation – Rion

Send Rion your hours spent cleaning up property vegetation for Fire Wise designation

- c. Internet Access – Jim Trevino absent, reported by Daryl  
Still waiting on bid from a vendor, talking to Xcel about using their abandoned gas pipelines
- d. Maintenance (roads, signs & environment) – Mark Skaggs  
Researching types of signs and costs to replace announcement signs
- e. Riding Club  
All entries of equestrian trail from The Pinery are now posted with signs, which clearly state private property, no vehicles
- f. Website – Rion  
Still working on updating, entering minutes of past meetings.
- g. Welcoming  
5 new owners welcomed in May 2019: 6839 N Trailway Cir.; 6848 N. Trailway Cir.; 7375 Alpine Dr.; 6511 Village Rd.; 6628 Village Rd.

#### 8. Old Business

- a. Chipping Event(s): Good participation; much less non-chippable junk; maybe if held later in the year there would be even more participation
- b. Dumpster Day: went well; need earlier planning to reserve dumpsters for days we want them
- c. We were made aware that our group may have to comply with the Colorado Common Interest Ownership Act. The HOA attorney has been contacted to look into this.
- d. Land Development in the Local Area - new information since last meeting
  - i. Reata South 7<sup>th</sup> Amendment – reduced units to 66, withdrew request for 11 units next to HV
  - ii. Reata South 8<sup>th</sup> Amendment – Planning commission recommended denial to BOCC at their April 15, 2019 hearing. The BOCC approved this amendment at their May 14, 2019 hearing. CLOSED
  - iii. Whittlesey Property – requested another zoning change for the entire 160 acre parcel; significant changes from previous request; 41 units on the entire 160 acre site vs 10 on 50 acres.
- e. Goals – still tabled
- f. Task instructions – job descriptions for each board position still in process

#### 9. New Business

- a. Picnic – committee chairs Susanne Fong and Leanne Cook are looking into the possibility of having food trucks; putting together a survey to judge people's interest in reviving the picnic. Probably too late to put one together for 2019.
- b. Owner Input/Questions/Concerns – Daryl received several letters; (1) anonymous complaining about the website and muddy roads, glad to be moving out; (2) Received thank you for excellent newsletter from resident; (3) An owner wrote a letter to Commissioner Abe Laydon after last General Meeting listing his concerns; (4) Received concern of an RV parked on the side of road for long periods of time; contacted County Sheriff to determine if this is allowed; RV no longer parked in area.
- c. Referral Response Requests Received - from Dougco regarding zoning changes and a proposed amendment to remove the density bonus in future developments.
- d. Concerns were voiced about the condition of the bridal paths and it was suggested that information regarding cleaning up the bridal paths adjacent to their properties be sent to those residents who live in filing s 1 – 4.

#### 10. Next Meeting

July 25, 7:00 PM at either Daryl Gruneisen's or Mark Scaggs' house.

#### 11. Adjourned at 9:25 PM