

HVPOA OWNERS MEETING MINUTES  
Sunday, November 3, 2019 - 6:30PM  
Encompass Church  
11150 Hilltop Road

1. Call to Order – Welcome - Introductions
  - a. Begin 6:30 PM
  - b. Board members present - Daryl Gruneisen, Tammy Myers, Rion Buswell, Kelly Hopper, Marilyn Crouse
2. Guest Speaker – Geoff Cannon, President - Force Broadband
  - Introduction – George Stoll
  - Force Broadband chosen by Internet Committee to partner with HV to bring in high speed internet
  - Geoff’s background with Century Link, now he and partner bring fiber optic broad band to subdivisions on acreages that are underserved by major providers, target small developments
  - 28 neighborhoods this year alone
  - To help fund our project seeking 65% of total cost from State of Colorado through DORA
  - To date none of the state money has been granted to front range applicants
  - Statutes say they can’t make grants that over-build existing providers
  - Application submitted – in October our application was denied because of the over-build clause. Filing 1 has better internet service than the rest of the village. About 30 addresses have at least 25mg download from Century Link according to state maps.
  - We have amended application to exclude those addresses. An appeal hearing is November 15.
  - Ten of the applicants who were denied in October have filed appeals. State has about \$3.1mm left to award.
  - Hopefully optimistic that appeal will be granted. Community support overwhelming – about 60 letters of support from residents as well as public comment responses
  - Don’t know if Board will make their announcements on Nov. 15 but they have the ability to do so.
  - Questions
    - a. Is this fiber to the neighborhood or to the house? Answer – Fiber to the house - grant must be for full completed project
    - b. Are you doing trenching or directional boring? Answer – Bulk of project prefer trenching, directional boring where needed.
    - c. How deep for trenching? Answer – Douglas County requires 48", we have an appeal for another project to ask for variance to 24" to keep cost down. Drops to house are typically 12" deep.
    - d. What would the monthly cost be? Answer – have to deliver 25mg or greater, bottom tier is 50mg/month priced at \$50 month, sliding scale to 1 gig for \$90/month.
    - e. Would Filing 1 be excluded? Answer – No government dollars can be used but will do their best to get service built out to everyone. All equipment will be there so backbone will be installed but not the drops to the house. All the houses will have accessibility but they will have to order the drop to the house.
    - f. Question – who will pay for the drop to the house? Answer – our standard installation ranges from \$100- \$150 per home owner. Don’t have answer yet for this project. Filing 1 depends on how many homes take service. The more houses that sign up for service gives us better price

point. Your internet committee has done a great job, not worried about take rates. Believe will exceed 50% in first year.

g. Question - What's the percentage of houses in Filing 1 relative to the whole? Answer - 24% of Village has Century Link or Comcast service. Century Link has been playing games with their reporting. Their estimate doesn't take into consideration the quality of their copper wires. The board is looking at Century Links advertised speed, not what is really delivered.

h. Question - Can we have actual speed tests at the houses to contest what Century Link claims for speeds provided? Answer - I don't think the current DORA Board is interested in going down that road very far because of pending litigation regarding over-build on the Western Slope.

Previously the old Board followed the state statutes loosely, now more cautious. I am working with the new DORA director to build a relationship with him like I had with his predecessor. .

i. Question - What would happen if we were turned down for the grant again? Answer - We do projects like this often, we have prided ourselves that we have never taken any government money previously. Hidden Village is a difficult project, lots of trees, lot size all over the place. We can still build it. We have projects where special assessments are being done per house. Right now we are doing projects with a neighborhood of 36 houses that voted a \$2800 special assessment. We have seen these range from \$500 to \$2850 per house. The larger the community the harder it is to get consensus about special assessments. Current design is coming from the street. We can go from the back lot cheaper. To build in county right-of-way will cost \$30-40k in permits. Building on the rear of lots instead would be a permit of about \$1k. I'm not opposed to refile in January with a rear lot plan. Do we wait until we are denied again or start looking at other options? I feel that our project here meets all of the variables that the State is looking for.

j. Question - Is the special assessment you are talking about a one time or 10 year? What does it represent? Answer - These examples are just a onetime special assessment. The bulk of our expenses are up front. We can invest some but hard to keep the number of projects going without community involvement. Bigger projects require government or community funds.

k. Question - If we went door to door and sign up 80% of the neighborhood prior to you pricing it out would it influence the price? Answer - Based on the number of letters of support you have gathered I'm confident that we'll get to that 70-80% number.

(Geoff moved on to other information here) The best way to do it is always front lot. We are doing a project now in Douglas County. That HOA said if you start walking through people's back yards you are liable to get shot. We are doing front lot installation and have been waiting for the permits for 4 months. Rear lot biggest savings less boring which is 4 or 5 times the cost of trenching but that has its own set of problems with trees, etc. We haven't gone to an alternative design yet, but that would be the next phase.

l. Question - Would rear lot involve the bridle trails? Answer - Typically stay in utility easements. Might be in the shoulder of the trails.

m. Question - Have you explored going overhead? Answer - Yes we have. There are some options here. I have reservations. The cost upfront would drop. (additional information from George Stoll - IREA has \$100-\$200 per pole analysis fee plus a monthly fee could be going on for infinity to attach. Looked at poles; a large number of the poles would have to be replaced at \$2k to \$5k per pole. Perhaps a hybrid solution would work.

George Stoll added information about what would happen if the grant isn't approved. Hidden Village owners have formed a group of people who are willing to front some of the initial cost to be paid back over the long term.

n. Question – any idea how many people in the Village are interested? Any idea how many would be willing to have special assessment? Answer – we haven't done a survey yet. We will probably try to have one out in the next couple of weeks to have that data moving forward.

o. Question – If the grant does go through what would be the cost to the village? Answer – Force Broadband has committed to spend 35% of the project costs. Minimum for the grant is 25% matching funds. Applicants offering higher appear to have a better chance of approval. My goal would be to ask homeowners or the investment group for zero dollars. Currently have the capital on hand to do this. State grant would be 65% Force Broadband would match 35%. Total cost for construction per house estimated at \$3500. That would be covered by the grant and our company matching funds.

p. Question – Have you done any real estate market analysis to see if values higher with fiber optics installed? Answer – Market analysis studies say that the increase in home value is 3% to 10%. My perspective is that it really is market value or no value. Houses that don't have internet are becoming more difficult to sell. (At this point many residents interjected their experiences re: finding no good internet after they moved in; their kids need for better internet for school assignments; need for better internet for home offices.) The Grant committee really only looked at 2 things, our spreadsheet and the Colorado IOT map. The State Broadband map uses information turned in by the major providers. It says that Century Link has 40mg service to every address in HV. Everybody on the board knows that map is not accurate. For our appeal we have more speed results available. We're not disputing filing 1 because it would be too difficult to get that overturned. We are just disputing the rest of it that Century Link has greater than 25mg available to all of the houses.

q. Question – If granted when do the funds get encumbered? Answer – It is a reimbursement grant. It takes about a month to complete the contract with the state. State would give us 2 years to build the project. My goal would be to have all the engineering done and weather permitting start as soon as we can. We have a 6 month timeframe we like to complete projects in. The internet investment group invested several thousand dollars for an engineering design which is a very good starting point. Just need to get it fine-tuned in 2 weeks and submitted to the county and we could have permits ready to go in April.

r. Question – That's exciting. What can we do? Do you need more letters? Answer – That phase is done. The next important thing is the meeting on the 15<sup>th</sup>. The meeting is at a State building in Denver. Several of the committee members will be attending. Each appeal is given 30 minutes. They don't give us the order until that morning. I think if we have 10 or 20 people there it couldn't possibly hurt.

s. Question – Is there an executive committee that reviews the request and makes their recommendation? Answer - The original request was made with input from Jordan Beasely the former Executive Director of the Broadband Fund. He suggested leaving in the addresses from filing 1 but indicating that we were willing to exclude them from the grant request if needed. We had a great relationship. Then he was no longer the Executive Director. Spoke with the new E.D. after the denial. He said he would probably suggest the same thing. He was the moderator at the last meeting and admitted he didn't even remember that the section was there.

t. What if a vacant lot is built on in the future or house sold to new owner? Can they get service? Answer-We typically put our equipment at the corner of 2 to 4 lots that can all access it. If we have used government money there would be only the typical new activation fee. (George Stoll added "If we use our private funds to build the fiber optics the initial activation fee might be \$200 or \$300 but if you come in later it might be \$2000. There will be an incentive to sign up early if we use our private investor funds."

Hopefully we will have an answer about the Grant on the 15<sup>th</sup>. The last round it was 2 days later. We will get the news out to everybody.

3. Announcement of quorum. We do have quorum tonight.

4. Treasurer's Report

a. Financials

#### 2019.11.03 Treasurer Report

- 2019 Dues paid on time by 75/157 owners (48%)
  - Total paid to date 129/157 (82%) (84% in 2018, 78% in 2017, 87% in 2016)
  - 2019 donations: \$796 from 14 households
    - handwritten thank you notes mailed, up to date
- 2020 Dues prepaid by 3 property owners (2 at closing)
- 2018 Dues paid in 2019 by 4 property owners
- Ledger Balance as of 11/03/19: \$ 16734.07
  - See Financial Statement
- General funds available (minus earmarks): \$ 14950.75
- Earmarks: weed Fund: \$1708.32, internet mailing fund \$75.00
- Homes for sale in neighborhood
  - 6678 Village Rd (under contract)
  - 7388 Village Rd (for rent)
- For Welcoming committee
- 2019 Recurring Expenses:
  - Post office box #663-- \$88 paid 5/7/19 (up 7% from 2018)
  - Non profit corporation status \$10/yr --paid 2/14/19
  - HOA Registration renewal \$25/yr--paid 7/21/19
  - Website domain name (Google)\$12/year -paid 10/9/19
  - Website holder (WordPress) \$99/year - paid 9/3/19
  - Insurance: general (\$1074) same as 2018, D&O (\$734) increase \$93 (14.5%) from 2018
    - Total \$1808 (budgeted \$1800)--paid in full
- 2019 Riding Club: paid \$760.00 (\$560.00 in dues and \$200.00 in trail donations) to date
- 2019 Chipping event: 3 days (5/11, 5/18, 6/1)
  - 23 households participated (1-5 loads per household) vs 2018 23 households
  - Cost to HVPOA \$270.50 (POA subsidized 21%) vs 2018 cost \$450.00 (30%)
- 2019 Dumpster Day event: (metal recycling per Jason Rozman, no cost)
  - 17 households participated, (1-2 loads per household) vs 2018 19 households
  - Cost to HVPOA \$300 (POA subsidized 34%) vs 2018 cost \$215.00 (24%)
- 2019 Leafy Spurge

- Received 6 units of flea beetles from Colorado insectary on 6/27/19, released on 6/28/19
- Cost to HVPOA \$184.82 plus \$21.86 return packaging total \$206.68
- Legal Fees
  - \$2061.25 paid on 6/10/19
  - \$806.00 paid on 7/22/19
  - \$867.00 paid on 10/9/19
  - Total to date \$3,734.25

2019 Financial Statement as of: 11/03/2019

Beginning Balance 1/1/19 BOK Statement	19497.00
<b>NET OPERATING REVENUE</b>	
2019 Annual dues paid in 2019 )\$60/year) (7740-4860)	2880.00
Chipping Event	1030.00
Dumpster Day Event	580.00
Newsletter assessments	
Weed control donations	
Equestrian Trails donations	200.00
Equestrian Club dues	560.00
Other donations (general POA fund)	796.00
2018 dues paid in 2019 (Sutton, Leonard/Benson, Maudlin, Huck) + Huck bank fee \$8	168.00
2020 dues paid in 2019 (Rowland, Leonard/Benson, Henry)	180.00
<b>Total Calendar Year Revenue</b>	
(2019 Dues/donations/HVRC paid in 2018 = \$4860.00	4860.00
<b>OPERATING EXPENSES</b>	
Colorado Nonprofit Corp Status	10.00
P.O. Box rental fee	88.00
Website domain fees: WordPress( \$99 ), Google web name (\$12)	111.00
Chipping event (s) 1000.50, 300.00	1300.50
Dumpster Day event	880.00
Picnic event	
Office supplies, printing, postage (16.28, 67.00, 22.51, 15.80, 14.00, 34.98, 44.87)	215.44
Insurance (general HOA coverage, open space \$1074), (D&O \$734)	1808.00
Taxes	0.00
General meeting supplies (drinks, ice)	
Legal fees (2061.25, 806.00, 867.00)	3734.25
Speaker fees	
Misc. (HOA registration fee \$25)	25.00
Weed management	206.68
Signage	

Equestrian trails maintenance/donations (paid to riding club HVRC)	200.00
Equestrian Club dues (paid to HVRC)	560.00
Dues refunds (over payment)	
Bank fees/PayPal fees (PP 16.02)	18.06
Check # (written in previous year but cashed this year)	
Check # (written in current year but cashed next year)	
Total Operating Expenses	9156.93
(All income attributed to 2019)	2097.07
2019 Financial Year Net	
2019 Calendar Year Net	-2762.93
BOK Checking Account Ledger Balance as of 11/03/2019	16734.07
Unaccounted for dollars	0.00

No questions about the financial reports. Motion to approve; seconded; passed unanimously

b. Budget 2020

**HIDDEN VILLAGE POA 2019-2020 DRAFT OPERATING BUDGET**

	2020	2019	2019	2018
INCOME	Budget	Budget	Actual	Actual
Dues (budgeted 80% compliance)	7560.00	7065.00	7620.00	5200.00
Donations	500.00	480.00	796.00	960.00
Newsletter fees	0.00	0.00	0.00	0.00
*Chipping fees	770.00	790.00	1030.00	1050.00
*Clean Up Day fees				
(Budgeted 75% of previous year)	435.00	500.00	580.00	665.00
<b>TOTAL INCOME</b>	<b>9265.00</b>	<b>8835.00</b>	<b>10026.00</b>	<b>7875.00</b>

**EXPENSES**

*Administrative Expenses*

Office supplies, printing, postage	500.00	750.00	135.59	665.00
Meeting supplies, room fees	50.00	50.00	0.00	0.00
Bank, Paypal fees	30.00	20.00	16.02	15.83
Legal fees (reserve fund)	2000.00	1000.00	3734.25	0.00
<i>Total administrative expenses</i>	<b>2580.00</b>	<b>1820.00</b>	<b>3885.86</b>	<b>680.83</b>

*Fixed  
Costs*

Colorado nonprofit status fee	10.00	10.00	10.00	10.00
P.O. Box rental fee (+15%/yr)	101.00	88.00	88.00	76.00
HOA Registration fee	25.00	20.00	25.00	17.00
Website domain fees	114.00	135.00	111.00	111.00
Insurance (+5%/yr)	1900.00	1800.00	1808.00	1715.00
<i>Total fixed costs</i>	2150.00	2053.00	2042.00	1929.00

*Land Management*

Noxious weed mgmt (36 acres)	500.00	1922.00	206.68	0.00
Chipping event (+15%/yr)	1500.00	1725.00	1300.50	1500.00
Signs	0.00	0.00	0.00	0.00
<i>Total land mgmt expenses</i>	2000.00	3647.00	1507.18	1500.00

*Other Expenses*

Clean Up Day event (+15%/yr)	1012.00	1315.00	880.00	880.00
Picnic		0.00	0.00	0.00
Taxes		0.00	0.00	0.00
Contingency fund	1000.00			300.00
Discretionary fund	523.00			0.00
<i>Total misc expenses</i>	2535.00	1315.00	880.00	1180.00

**TOTAL OPERATING COSTS** 9265.00 8835.00 8315.04 5289.83

**INCOME MINUS EXPENSES** 0.00 0.00 1710.96 2585.17

No questions about the budget. Motion to approve; seconded; passed unanimously

## 5. Implementation of Policies

- Notice was sent out to all owners that we are getting ready to implement our Policies.
- If anybody has input we are willing to take that into consideration.
- Summary- part of state law referred to as CCIOA (pronounced Kiowa) in 1992 that we never bothered to follow up on. There are 9 policies required by state statute. We only needed to have 7 of the 9.

Questions:

- Question - Are we planning on a list of rules? Answer – We are still covered by covenants. We can't supersede the covenants. The rules that we have to follow as a board go back to the covenants that were established at the inception of the neighborhood. No new rules will be established.
- Question – How do we enforce the covenants? Answer – Nothing changes how we do things. Basically we can't do more than we are already doing. There are some clarifications of some of the procedures.

- c. Question – Is there a provision by the state to allow an organization like ours that was formed in the 60's to be grandfathered in? Answer – There is only a certain portion of the law that applies to those associations that were formed prior to 1992. They outline which ones we have to follow.
- d. Question - Will this require us to hire a management company? Will our dues have to increase to cover the costs of enforcing these policies? Answer - No.
- e. I see references to unit numbers as if this was written for a condominium. Where did this come from? Did we hire a lawyer to write this? Answer – Yes, we tried to write it ourselves and we took it to a couple of lawyers who ripped it apart so we hired a lawyer to write it.
- f. I see other reference to things like monthly dues. Answer – That is why we are asking for people to make comments on things like this. Email us those comments. We can go back and make changes.
- g. Can we make these changes ourselves? Answer – we can submit our changes to the lawyer and as long as complies with the law I'm sure they are willing to change it.
- h. Can these be finalized before we vote on it? Answer – There is no voting. This is the law that we are following. We are asking you to proof read this and send in your corrections. Email us the specific changes you want and the board will consider them.
- i. Question – How much are we paying the lawyer. If it is a minor change is it worth paying the lawyer? Answer – I think the rate we are paying is \$260 an hour because we aren't using a partner. Email the board any comments or corrections you wish to bring to our attention by the end of November and we will consider them.

## 6. Land Development in Local Area

- The Pinery had two filings submitted to the County. Both of those were approved. Both of them are south of Hidden Village. One had 47 lots; the other 29 lots.
- Reata South (Colorado Golf Club) had 2 filings. The Planning Commission recommended denial on both to the Board of County Commissioners (BOCC). Both developments were approved by the BOCC. One is across from the houses on Village Road. This is directly south of the Butterfield development. Originally wanted to put 11 homes on the East side of Betts Ranch Road. They withdrew this request after we and several other organizations sent them comments. The other filing is directly west of Chalet Circle - 22 units on mostly 2.5+ acre lots. This was approved unanimously on May 14, 2019.
- Whittlesey property – nothing new. Most recent submittal wants to put about 40 homes on 160 acres. Whittlesey still owns it. Rumor is that developer wanted to put an entrance directly on Hilltop Road. County said he would have to put it directly across from entrance to Tallman. He doesn't own that land. It is in a farming trust estate. Whittlesey property abuts Alpine and is on both sides of Alpine at one point. He could develop his land with access from Alpine Road. Additionally Stroh Road is projected to be extended to connect to Canterbury Parkway at Legend H.S. and curve through Reata South to join a modified Stroh Road relocated up to 100 feet south of the current road.
- Widening of Hilltop – they will widen to the Tallman development entrance by 2022. No commitment for widening to Singing Hills. There is a traffic light planned at Hilltop and Village Road.
- Walldean Property next to Glen Circle and N Trailway Circle – no news about development

## 7. Open Discussion

- Road grading has declined this year, especially since they added new gravel to raise the road up.

- Now they are not crowning it. Used to be able to dig into the ditches to build the road up. Now they aren't allowed.
- Need to have culverts. Now no culvert under Alpine where it meets Village Road. Rion says that it is there. We can call county and have them dig it out. County put in erosion control and will dig out culverts. Will have Mark Scaggs put it on list to contact the county.
- Dust suppressant seems to have vanished this year on South Trailway to North Trailway
- County prefers to hear from only one contact person – Mark Scaggs.
- Who is responsible for removing dead trees? County is if the tree is on the right of way.
- Fire mitigation – when someone has a dead tree can you send them a letter asking them to remove it? Answer – yes
- Any new predators in the neighborhood. Yes, the bear is still around. He got into trash cans last week when we had the storm. Don't put your cans out overnight if possible.

8. Next meeting

- Sometime in May or June of 2020. Board will look at dates after first of the year and send out information.

9. Adjourned at 8:30 PM