

## HVPOA BOARD MEETING MINUTES

December 4, 2019

### Attendees:

Board Members: Daryl Gruneisen, Tammy Myers, Marilyn Crouse

Committee Chair: Jim Trevino

Guest: Mr. Jeff Cooley

### 1. Call to Order – 7:05 PM

- a. It was noted that a quorum was not present so no official business will be conducted

### 2. Guest: Jeff Cooley

- a. Mr. Cooley brought to the board's attention his concerns regarding the proposed Policies and Procedures as they relate to Filing 6. He was especially concerned about the possibility of future special assessments and how they would benefit Filing 6. Daryl assured him that he doesn't see any assessment coming our way and that any assessment would have to be voted on, and approved, by a majority of Association members in attendance at an announced meeting of the owners when a quorum is present

### 3. Review Agenda – no changes needed

### 4. Treasurer's Report

- a. 2019 Dues
  - Total paid to date 129/157 (82%) (84% in 2018, 78% in 2017, 87% in 2016)
- b. 2020 Dues collected to date (includes Riding Club memberships) \$500
- c. 2018 Dues paid in 2019 by 4 property owners
- d. Ledger balance as of 12/4/19: \$16,401.99
- e. General funds available (minus earmarks): \$14,618.67
- f. Earmarks: Weed Fund: \$1,709.32, internet mailing fund \$75.00
- g. Leafy Spurge
  - Received 6 units of flea beetles from Colorado Insectary on 6/27/19, released on 6/28/19
  - Colorado Insectary: biocontrol of weeds includes leafy spurge, puncture vine (goathead thorns), thistle (Canada and musk), knapweed, bindweed, toadflax. Puncture vine heavy around arena-toxic to horses and can cause mouth and foot injuries. Consider puncture vine weevils for 2020.
- h. Legal Fees
  - \$520 paid on 11/6/19
  - Total to date \$4,254.25

### 6. Committee Reports

- a. Architectural review - no report
- b. Fire Mitigation – no report
- c. Internet Access - Jim Trevino updated the Board regarding the application for a State grant for installation of a fiber optic high-speed internet project. Earlier that day the DORA board approved funding for our project for a total amount of \$349,775.53. The remaining estimated costs of approximately \$193,000 will hopefully be provided by Force Broadband. The next steps in the project are to redline the existing engineering report to remove non-eligible properties and start getting the Douglas County permits.
- d. Maintenance (Roads, Signs & Environment) – no report
- e. Picnic – no report
- f. Riding Club - No report
- g. Website – no report
- h. Welcoming – no new owners to welcome

### 7. Old Business

- a. Policies

Two letters received, 1 by mail, 1 by email, responding to our October 22, 2019 letter to owners regarding the implementation of policies. Both expressed concerns mainly regarding whether the policies would supersede the covenants. Daryl will write response letters to both owners and contact the Association attorney on one issue.

b. Land development in the local area

There is now a concept plan for the Wallden property to be developed into a total of 162 units on lots ranging from 1.5 acres to 5 acres. This 631 acre property runs from just east of the Tallman Subdivision along Hilltop road to Singing Hills Road, north to Flintwood and includes 47.4 acres on the south side of Hilltop abutting properties on Glen Circle and North Trailway. No hearing dates have been announced.

c. Task instructions – tabled

d. Goals – tabled

8. New Business

a. Schedule of Events 2020 – will discuss next meeting

b. Owner Questions/Concerns

- One owner had inquired about help plowing after the blizzard. There was a discussion about possibly putting together a list of people who would be available to plow along with their contact information.
- Last board meeting an owner inquired about using Venmo for dues payments. Tammy investigated and at this time they only have a mobile application with no web management or support. She suggested we should not manage business funds on private cell phones.

9. Next meeting

Thursday January 16, 2020 at Daryl's house

10. Adjourn - 9:30 PM