

## HVPOA BOARD MEETING MINUTES

January 16, 2020

### Attendees:

Board Members: Daryl Gruniesen, Tammy Myers, Rion Buswell, Yash Agrawal, Marilyn Crouse

Committee Chair: Suzanne Fong

Guest: Kevin Rein, Colorado State Engineer

### 1. Call to Order – 7:00 PM

### 2. Guest: Kevin Rein

a. Mr. Rein spoke about Tributary vs Non-tributary water, Landowner's right's as established by Senate Bill 213 of 1973, Denver Basin Rules as established by Senate Bill 5 of 1985 and the effect of adjudication. All Water Court rulings must adhere to these laws. The specific focus of his presentation was a discussion of what the Independence Subdivision developers are asking for in additional usage of water rights they have already been allocated and its possible impact on Hidden Village property owners wells. Most of the Hidden Village wells draw from the Upper Dawson Aquifer for which the owner has conditional water rights. The adjudication process some of the homeowners went through in 2001-2002 conveyed specific usage rights to the other 4 aquifers which underlie our property. Elbert County rules specify that only 1/3% of the standard acre feet allotment may be withdrawn if used on the property where the well(s) are located. However, if Independence is granted the right to ship water off the premises they may withdraw the full foot acres allotted. The only aquifer that is listed in their request is the Upper Dawson, which is where our water comes from. He did reiterate that some wells close to the Independence wells may see some lowering of their water level, but that we are a great enough distance from there that it should not affect our wells.

### 3. Review Agenda – no changes needed

### 4. Approval of Minutes

- a. October 17, 2019 Board Meeting – Motion to approve, 2<sup>nd</sup>, approved unanimously
- b. November 3, 2019 General Meeting – Motion to approve, 2<sup>nd</sup>, approved unanimously
- c. December 4, 2019 Board Meeting – Motion to approve, 2<sup>nd</sup>, approved unanimously

### 5. Treasurer's Report

- a. 2020 Dues paid on time by 80/157 owners (51%)
  - Total paid to date 87/157 (55%) (84% in 2018, 78% in 2017, 87% in 2016)
  - 2019 year end 135/157 dues paid (86%)
  - 2020 donations: \$970 from 17 households
  - 2019 dues paid with 2020 dues: 6 households
- b. Ledger balance as of 1/16/20 \$22,337.50
- c. General Funds available (minus earmarks): \$20,514.18
- d. Earmarks: weed fund: \$1708.32, internet mailing fund \$75.00, Picnic \$40.00
- e. Homes for sale: one on the market, one noted as sold
- f. Welcoming committee: 1 address noted
- g. Riding Club: 1/8/20 collected \$350 in dues and \$100 in arena donations, paid \$460 to HVRC
- h. Legal fees invoice for \$130 paid

Motion to approve Treasurer's Report, 2<sup>nd</sup>, approved unanimously

### 6. Committee reports

- a. Architectural Review –New barn construction on Meadow Run approved
- b. Fire Mitigation – none this time of year
- c. Internet Access –Force Broadband and DORA are working out the details for grant money disbursements before the Pre-submittal process with the County begins.
- d. Maintenance (Roads, signs and environment) – no report
- e. Picnic – Survey responses – 83% said they wanted a picnic. Next month there will be a decision if it is a go

- f. Riding Club – no report
- g. Website – missing some minutes from August on. Rion will check his emails.
- h. Welcoming – one new resident on Village was welcomed; Ann Gruneisen has resigned due to health issues, Suzanne Fong volunteered to take her place. Motion to approve Suzanne as Chair, 2<sup>nd</sup>, approved unanimously.

## 7. Old Business

- a. Policies – Received comments and questions from 2 owners during the 30 day review period. Consulted the attorney on one issue. . Written response sent to both owners.

Reviewed the policies for approval.

- #1 Adoption and Amendment of Policies, Procedures, and Rules – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #2 Alternative Dispute Resolution – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #3 Collections – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #4 Conduct of Meetings – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #5 Covenant Enforcement Procedures – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #6 Director Conflict of Interest – Motion to adopt, 2<sup>nd</sup>, adopted unanimously
- #7 Records Inspection – Motion to adopt, 2<sup>nd</sup>, adopted unanimously

## b. Land Development in the local area

- Wallden Property – The developer is applying for a zoning change from Agricultural (A1) to Planned Development (PD). Currently the Concept Plan has 19, 2.5 acre sites on the 47 acres that abut the North Trailway Circle and Glen Circle properties, 7, 2.5 acre sites across from Filing 6 and a total of 162 units on the entire property. Question was raised of how we would keep those new residents from using our riding trails.
  - Whittlesey Property – The County closed this application on January 8, 2020.
  - Independence – The developer applied to the Water Court to have their water decree changed to allow them to expand the approved uses of the water and export water taken from the Upper Dawson Aquifer. Daryl attended a concerned owner meeting January 7 at the Elizabeth Library. The information was provided to HV homeowners; interested owners with adjudicated water rights are submitting a Statement of Opposition to the Water Court.
- c. Newsletter – Kelly will produce one to be sent out in April
  - d. Task Instructions - still tabled
  - e. Goals – still tabled

## 8. New Business

- a. Insurance – Insurance Company requested completion of a new application for the next year. Application completed and returned.

## b. Schedule of Events for 2020

- Clean-up Day (Earth Day) – April 25<sup>th</sup>
- General Meeting – May 17<sup>th</sup> & November 8<sup>th</sup>
- Chipping event - May 30<sup>th</sup> and June 6<sup>th</sup>
- Dumpster Day – June 27<sup>th</sup>

## c. Owner Questions/Concerns -

Received a complaint about barking dogs, email went out to all residents.

Received several inquiries regarding the water rights Opposition meeting; emails were sent out to all owners with information.

## 9. Next Meeting February 13 at Daryl's house

## 10. Meeting adjourned at 9:50PM