

## Board Meeting – July

**Date:** Thursday, 7/9/15  
**Location:** 10506 E Meadow Run  
**Time:** 7 – 9:30pm

### HOA Board:

Doug Hesbol	X	Rion Buswell	X	Alan Foss	X	Teresa Pappas	X
Robert Taylor	X	Kelly Hopper	X				

### Guests:

Scott Dorch	Ginny Hepworth		

- **First Agenda Item – Review of Prior Minutes**

Meeting minutes read from prior HOA meeting held on June 11, 2015.

- **Second Agenda Item – Pending Hot Topics**

- Mulch - Mulch leftover from chipping event is available in common area. Email will be sent to residents reminding them of free mulch. Mark Skaggs can assist with getting rid of any remaining mulch with his tractor. Craigslist is another option to advertise free mulch. Kelly to send email to residents re: mulch.
- Scanning – Rion to look into volume of old HOA documents, gather any additional materials and look into potential of scanning.
- Resident Concern – Discussion of resident concerned with neighbor’s multiple vehicles on property. Doug met with resident in person, saw issue and discussed. Resident attempted direct discussion with neighbor that was unsuccessful. Doug and Rion to discuss with neighbor as well to come to amicable resolution for both residents.
- Firewise – Rion and Doug set date for Firewise meeting for July 24<sup>th</sup> from 12-3pm. Application has been accepted. Meeting with Einer Jensen, Fire Department and Kristen Garrison, Forestry.
- Website – Rion reviewed current website and recommended migration to new server/hosting platform at cost of \$100 per year. The whole website will be shifted over and then updated by residents who volunteered previously. The board approved.

- **Third Agenda Item – Committee Update**

- **A. Treasury – Teresa Pappas**

Current balance of \$20,261.64 held in Colorado State Bank, Parker CO. Ginny reviewed payment listing on her director that indicates checks written, as well as incoming expenses. Statement has been received as well. Ginny shared PO box keys with Teresa, and checkbook was also given to Teresa. Question was raised regarding due amount needed for property owners with two lots. Pending question. Ginny provided Kelly with notes received on goat topic that were turned in with due

payments. Rion also confirmed that spraying will be in the county's budget for 2016, however he will continue to follow-up to ensure this occurs.

Discussion held on updated directory from Teresa. There are 4 new residents that need updated email information, and the following individuals will follow-up to attempt email collection:

-Stowell – Kelly

-Fleming – Doug and Rion

-Schroeder – Doug and Rion

-Avelar – Kelly

Directory will be published without email addresses on website when updated. Directory also includes a map and additional columns indicating lot and filing information.

Discussion held on topic of residents who have not paid dues. Need to think through needed covenant changes and an efficient way to communicate with everyone. 'Voluntary' is not contained in the covenant although that is the general understanding. Dues will also be collected on dumpster day as well as the picnic. Teresa will check into the PayPal account online and will work with Ginny on that as well. Discussion held on newsletter. Newsletter to be emailed and paper copies delivered to residents without email once a year. Dues envelopes are typically included in this mailing.

Teresa indicated selected board members needed to go to the bank to put their signatures on file. Mike Miller is the branch manager and is typically in the branch. Teresa will also look into investment opportunities that may be a good fit for the balance currently held.

## **B. Secretary – Kelly Hopper**

Updated board on information received on legal fees. Hindman Sanchez indicated fees approximately \$500 – 600 based on few questions to be reviewed. Indicated that they will review questions once received and will advise if fees appear to be greater than described. Reached out to Shelley Rosnick as well and discussed questions with paralegal. She indicated questions should be submitted and then will be reviewed for cost. Discussion held with board, and decision made to go with outside firm to reduce potential conflicts for residents.

## **C. ARC – Alan Foss**

Correction and Update - Resident Finkbeiner is going through approvals to install greenhouse on their property. Neighbors have already approved. No other pending items.

## **D. Riding Club – Robbie Taylor**

Arena has been cleaned up, although recent rains have caused need to be re-sprayed. Last meeting of riding club held in June with upcoming meeting on 7/19. There are 16 paying members of the club. Members voted to install a new 4 foot gate in the arena to assist in moving items in and out of the arena as needed. The gate has been purchased, and a person has been selected to install. Teams have been developed to maintain areas needed by club. Robbie discussed potential letter to residents that back up to the bridle path to please maintain the area. Letter is under development and will be sent to the HOA board to review. If residents are unable to do this for whatever reason, the riding club will assist. Discussion held on expectations, such as tree limbing height and mowing. 10 foot limbing of trees is desired. Guidelines for bridle path maintenance will be developed and included in the fall newsletter.

Teresa will add a column on the director to indicate residents backing up to a bridle path. Robbie will look into guideline information.

**E. Roads/Signs – N/A**

No report from this committee.

• **Fourth Agenda Item – Goats**

Questions need to be defined for legal review. The following questions were determined to be the ones to be submitted:

- What constitutes a voting member, i.e., dues paying member or property owner? Are dues mandatory or voluntary?
- If the goat ballot passes, does the goat wording as written work with the covenant currently in place? If not, suggestions?
- What is primary – bylaws or covenant?
- What is the impact and differences to consider with regard to various filings, i.e., can one filing vote in goats and another vote it out?
- (low priority): Should both covenants and bylaws be officially filed in the county?
- (low priority): How do we change/update the covenants with regard to voting moving forward?

The board approved Hindman Sanchez as firm to review and provide input. Fees are approved up to \$1000.

• **Fifth Agenda Item – Firewise**

Discussed in hot topics.

• **Sixth Agenda Item – Chipping**

Teresa talked with Jason Roseman regarding June chipping event. Jason would like to meet with the board in advance of next year's event to increase efficiency. Board agreed to invite Jason to meet after New Years to discuss.

• **Seventh Agenda Item – Clean Up Day**

Robbie will put out Clean Up Day signs. Email will be sent to residents regarding event. Need for volunteers to main tent date of event, 7/18:

- Teresa 9-2
- Doug 8-10
- Kelly 10-12
- Ginny 12-2

Pop up tent needed and small waters. Teresa will get with Scott on the small waters for the tent. 3 dumpsters will be delivered, and Doug will be there for dumpster delivery. No trucks are allowed to drive in field, so dumpster needs to be dropped at corner or directly on road. Minimal impact to the ground/field is desired.

- **Eighth Agenda Item – Picnic**

Picnic items will be discussed at next meeting. It was noted that Porta Potties, face painter and bounce house should be booked now. Scott will assist. Ginny will pay butterfly pavilion invoice.

- **Ninth Agenda Item – Painting Signs**

Discussion on painting of road signs vs. replacement of road signs. Given cost, decision made to re-paint existing signs and throw away damaged signs. Pat Stoll has paint colors. Robbie will check with Pat.

Discussion held on long term goal of replacement of 4 main signs on Hilltop. Teresa will look into concerns regarding balance of HOA money, and our ability to utilize for sign replacement in the future.

- **Tenth Agenda Item – Misc.**

Short discussion held on ability for residents to purchase reflective street signs. Scott indicated that Sign Design in Castle Rock developed these previously, and we may be able to offer again to residents. Short discussion held on ability for resident to borrow picnic tent for life celebration of her husband. Board agreed.

- **Eleventh Agenda Item – Next Meeting**

Date of next Board meeting will be on August 27th at 7pm at Kelly Hopper's home. Kelly to send invite to Board members.

- **Meeting Adjourn**

---

## Tasks Due Prior to Next Meeting:

- **Doug & Rion –**
  - Assist with resident concern outlined
- **Scott –**
  - Coordinate vendors needed for pre-booking for picnic
- **Teresa –**
  - Look into pending balance tax impact
  - Review current HOA PayPal account/balance and any needed updates
  - Update directory with bridle path residents
- **Robbie –**
  - Look into guidelines for bridle path maintenance
  - Obtain paint colors for signs
- **Kelly –**
  - Submit questions to Hindman Sanchez
  - Scan Robert's Rules of Order for Board
  - Send emails to residents: Clean Up, Goat info, Free Mulch
  - Distribution of minutes and next meeting invite to Board