

## **Highland Park 3 Homeowners Association (HOA)**

2023 Annual Meeting

Thursday June 6, 2024 starting at 5:45PM

Meeting Minutes

### **I. Call to Order**

### **II. Introductions and Quorum**

#### **a. HOA Board Members**

- i. Christine Mohr, Interim Board President-introduced herself
- ii. John Christiansen, Secretary/Treasurer-introduced himself
- iii. 1 vacancy

#### **b. Architectural Control Committee (ACC) Members**

- i. Christine Christiansen – introduced herself
- ii. Clint Guthrie – introduced himself
- iii. Weston Buchanan (construction bkgd) – introduced himself

#### **c. The quorum requirement for the meeting is 25% of lot owners which is 10 lots.**

- i. Quorum was met. There were a minimum of 10 lots represented with 18 participants at the meeting.
- ii. Individuals present: Christine Mohr, Mike Mohr, John Christiansen, Christine Christiansen, Beckie Urie, Kathy Raneri, Kameron Korte, Ray Carillo, Kyle Pelkey, Weston Buchanan, Burnadette Guthrie, Clint Guthrie, Caleb, Mark V., Lisa Buchanan, and Connie
  1. Tim C. was not present but prior to the meeting provided written consent to have John as his proxy for any voting.

### **III. Review of 2022 Annual Meeting Minutes (Christine Mohr)**

- a. Minutes were approved via quorum vote.

### **IV. Treasurer's Report / Financial Report (John Christiansen)**

- a. 2023 Profit and Loss Sheet was reviewed and available for individual review on the [www.HP3A.org](http://www.HP3A.org) website.
- b. 2023 Balance Sheet was reviewed and available for individual review on the [www.HP3A.org](http://www.HP3A.org) website.

### **V. Old Business**

#### **a. Covenant Compliance (Christine Christiansen or Clint Guthrie)**

- i. New Homes (HP3), receive covenants at closing along with a checklist.
- ii. ACC/HOA-volunteer position (all f/t jobs), appreciate patience
- iii. Landscaping-need details
- iv. Covenants: non-compliance-job to point out, HOA enforces (if you allow one, becomes an issue)
  1. If want to change, can vote to change rules
- v. All homeowners-doing well, informing about document reference, a lot of documents when purchasing a new home.
- vi. Water/drip line – square foot 5,000
- vii. Water Rights
- viii. Each irrigated plant counts for 3 sqft on a drip system

#### **b. Meter Readings (Christine Mohr)**

- i. [http://hp3a.org/images/Well\\_Water\\_Meter\\_Policy\\_in\\_HP3A.pdf](http://hp3a.org/images/Well_Water_Meter_Policy_in_HP3A.pdf)

- ii. Due twice per year: February 28/29 and October 31
  - 1. Limited to 182476.56 gallons per year
- iii. Report to County – if over/under HOA will reach out
  - 1. County will enforce

**c. Mowing Update (Tony Hicks)**

- i. [http://hp3a.org/images/Property\\_Mowing\\_Policy\\_in\\_HP3A.pdf](http://hp3a.org/images/Property_Mowing_Policy_in_HP3A.pdf)
- ii. Tony not present, John presented on his behalf.
- iii. Tony sent an email on 6/4/2024
- iv. 4 group mowing dates: 6/29, 7/27, 8/31, and 9/29
- v. Luis Escamilla provider (719) 460-0734

**d. Drainage Concerns**

- i. <https://citizenconnect-portal.elpasoco.com/FrontPortal/Page/RenderPage?tabId=7&searchParameter=srTypeId=4>
  - 1. Requests for Maintenance service made on 9/1/2023, 4/1/2024, 5/18/2024
  - 2. 6-8 months w/o response

**e. Trash Collection (John Christiansen)**

- i. Master billing account for HOA
- ii. [http://hp3a.org/images/Trash\\_Policy\\_in\\_HP3A.pdf](http://hp3a.org/images/Trash_Policy_in_HP3A.pdf)
- iii. good pricing \$15/month per owner
- iv. 25<sup>th</sup> this month from Thursday pick up to Tuesday Pick-Up
- v. Recent Audit, currently up-to-date
- vi. Once ready for Trash-John has set up with ACCT number

**VI. New Business**

**a. Status of HOA (Christine Mohr and John Christiansen)**

- i. HOA Management Company?
  - 1. Documents attached included Dorman Association Management Agreement x2, Dorman Company Flyer
  - 2. John presented and offered consideration of a Management Company for “accounting only” which covers mostly administrative duties, taxes, payables, etc. John noted that we are presently not compliant with having documents uploaded on the website or having scheduled meetings. John also reported that if there was a Management Company doing “accounting only” tasks, there would still have to be a Board of Directors with three (3) members, who would also be responsible to collect the meter readings and submit them to the County. John shared that the HP3A accounting is done through his company’s software so this may not always be available. John also shared that the Management Company could assist with responding to emails as he strives to respond to emails within 30 minutes, which takes time out of his full-time work duties. John further shared that Row Cal was not a good option for a management company. John also shared responses (see below) that he received from six (6) out of 39 homeowners regarding potential considerations for the

homeowners to consider regarding the future status of the HP3A HOA. John further shared comments from former board member Doug Barber such as a “well run HOA should be routine and boring.” John stated that having an HOA will protect our investments and assets. John shared that with our savings account this could offset some of the cost of a Management Company and homeowners would be looking at a potential increase of \$100/year for the trial of a management company.

a. There were 3 homeowners who liked the idea of a 6 month trial with a management company.

ii. Dissolve HOA?

1. There were three homeowners who were supportive of dissolving the HOA.
2. A few homeowners shared their concerns about the ability to have the covenants enforced to ensure that our properties are not devalued. One homeowner responded to this by stating that the County should be enforcing the covenants.
3. Due to the length of discussion and the Google Meet meeting ending 60 minutes from the time it started, there was not enough time to take a vote or further discuss the options for the future of this HOA. All participants agreed to set up a specific meeting to discuss this and have all of the information available to make an informed decision.

iii. Other Homeowners Participation in BOD?

1. We as a board may have not pushed to recruit and fill the position as best as we could have this past year.

**b. Covenant Reminder**

- i. Trailers & RVs to be parked inside, not stored on property out doors
- ii. This was briefly commented about by Christine, but no elaboration occurred.

**c. ACC Update**

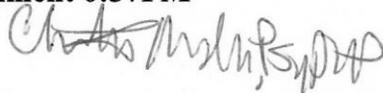
- i. Any Improvements or new Construction
- ii. (3) member committee
- iii. This topic was not discussed but will be briefly touched upon at the next meeting.

**d. Briargate-Stapleton Parkway**

- i. [www.briargate-stapleton.com](http://www.briargate-stapleton.com)
- ii. This topic was not discussed but will be briefly touched upon at the next meeting.

**VII. Owner's Forum**

**VIII. Adjournment 6:37PM**



## HOA Management Company Meeting Initial Thoughts and Comments

We are OK with pursuing professional management. At this point we don't see volunteer community management working now or for the future. Thanks for all the legwork you have done to present this alternative.

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- Kill the monthly inspections. It'll piss everyone off and create a police state atmosphere. If a homeowner reports an issue, then they can act on it. They should not be allowed to issue a citation without written approval from an elected board member. The drive around inspections are what gives HOAs the "neighborhood Nazis" reputation. The board serves as a brake.

- it's good we can cancel anytime, but cancel needs to include a pro rated refund of fees for future months. If we paid for the year up front, and cancel in June, we'd get 50% of the funds returned. If we're paying month to month (contract doesn't specify that I saw), it's less of an issue.

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Although I never like to see costs increase, having a full-management company \*may\* be the way to go.

I was the President of an HOA about 13 years ago and it was a lot of work (and we had a full management company).

The downside is that we went through several management companies who we felt just took our money and never did anything productive, including enforcing rules. So that's a negative with these types of companies. But still may be better if owners can't step up.

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Question- have we done a survey to see if there's any interest in just disbanding the HOA but still having covenants? My parents neighborhood did that and it seems to be working well.

It would be handled through county code enforcement.

<https://planningdevelopment.elpasoco.com/el-paso-county-code-enforcement-2/>

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I am in favor for not having an HOA

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Given how low our HOA fees are, this increase makes sense to me.

Honestly, I think this cost increase is a no-brainer also. I hope the people feel the same way.

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Thanks for the update. Mabe we could meet at a meeting room at the library or the fire station meeting room on Briargate Blvd. Don't know what they may charge or time limitations, but maybe a weekend day would work earlier in the day if they don't charge too much. May be free at the library, don't know though. \*\*\*\*\* and I appreciate the time and effort you have devoted to this over the Years. We are interested in what helps the community without making the process onerous and expensive. We are wanting to be part of the solution.

Just a quick thought. In matters as big and important as the HOA organization, I think it is prudent to give an announcement that gets to all stake holders within a reasonable amount of time (3-4 weeks) so that everyone can be there. Also, have the meeting in person, not by zoom so that every one can have input and that the future direction of the HOA is owned by all. If we as a community need to transform what the HOA needs to be for our community, we can then propose the changes discuss them and make it better for us, not some fee generating management company.

*I am reaching out to you regarding the proposed management group info you sent out. My Wife and I are concerned that the group you are looking at will be a cost nightmare. The idea of having to pay 1250.00 for their documentation that everything is clear from their prospective is just the tip of the iceberg. I have looked in to their practices. They are based out of Minneapolis and are anything but a local company. They look like they are in business to generate fees from the association at every turn. When you add the county's recent behavior to increase Property taxes, This is a bad combination. I think we need other options, or maybe a slight change in the HP3 charter to provide a stiped to those from our community who do the work for the HOA. Increasing the Amount of the yearly cost is appropriate within limits. As the people of the community age, they are not going to want to have an HOA that costs them thousands of dollars on top of increasing Property taxes. not to mention the increased cost of insurance because of what the HOA may or May not be doing. We need to know where this is going so that we can decide to invest our money in a house in the community or not. The house we are currently living in right at 25 years old and the neighborhood is not under an HOA. The neighborhood is aging slightly , but the price of homes hasn't suffered because we don't have an HOA. We have to get the city to address infrastructure issues, but that should be their responsibility and why we pay the tax. The other property we have in the area is under a locally managed HOA company. their Base Cost is 12 times what Highland Parks is and this last year because of a storm in June and the HOA's common grounds damage i had to pay over 11,000.00 assessment over what my insurance didn't cover including a 1000% hike in the cost of that grounds insurance to the HOA because the insurer left the State . What ever this community decides, if it runs into excessively higher cost to those in the community, I think you are going to see many leaving it before they can't and before they lose their property to high fees and over taxation.*

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I think there will be many views on this among homeowners. But if they don't want to hire a management company, and we can't staff a BOD with people willing to do the work, then option C - disband the HOA - is what remains. If people feel strongly about the need for an HOA, they're going to have to step up and do the work. You've done your duty.

I would tie the hiring of a management company to three board members elected to 3-year terms. If we can't staff a board, there's risk the management company goes off the rails. We need the contract to put them in a small box and the Board retains full rights to overrule the management company.

Wolf Ranch's HOA created a monster...some of those folks fled here...which is why the SHTF in HP1/2 when they hired the same company. We need a staffed and stable BOD before I'd be on board with a mgmt company.

I worry about what happened on Gliderport Rd after they disbanded their HOA. It's a mess over there. That's why I wrestle with myself over it. I had hoped if I stepped back that more people would step up...but it's clear nobody wants to do it.

What good is an HOA that nobody wants to run? I don't think a management company cures the apathy.

Idk, looking forward to the meeting. Let me know if I can help organize it.

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There is a second option that is worth considering and debating: do we want an HOA at all? It's something I've wrestled with for a long time. My old neighborhood largely disbanded its HOA. A small fee covered hiring gardeners and not much more than that. A management company took care of that, but there was no Board of Directors or annual meeting.

The upside is that it was cheap. Since the neighborhood was mostly built, I think people decided the architectural control wasn't needed and it was low risk. The downside was the occasional neighbor with the unkempt lawn or vehicles parked in the street. But I think they viewed enforcement as a bigger hassle than just accepting the occasional eyesores.

Look at that house in HP2 with a dug up yard and giant rolls of artificial turf (south Lochwinnoch). I know for a fact that it bothers people. What good has the HOA done with all that money? Nothing really. So why have one?

Maybe the answer is to shutter the HOA and find a model where the management company collects dues for trash services and meter readings, and that's the extent of the covenants?

Not having an HOA is probably more of a selling point than having one.

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*I believe our community is a bit too young to completely disband the HOA, ACC, and governing covenants already. We are built out on 27-39 lots currently with people still looking to improve or expand with secondary buildings to just let it go whatever direction it wants with building standards. I really feel that the covenants are not too restrictive if people just read and abide by them. I don't necessarily agree with all the covenant definitions, but I believe that if the community feels strongly enough and wanted to change them, the way you updated them previously through voting is a good way to do it. Your knowledge again in doing so would be a great asset to the community if the need came around again.*

*We personally purchased and built on this lot/community because it had some covenants to keep things in compliance to protect our home value and keep a double wide from being placed next to us. Your example of HP1 & HP2 is a great reason why we should have an unbiased company handle that enforcement. We would still want to have an involved HOA board to manage the management company to make sure enforcement is occurring and work to change the covenants of the ones we don't care for as a community. \$300 per year to protect your home's value and community is great value.*

*I really just needed help. Don't want to be doing as much as I am having to do anymore. The management company can handle the daily grind and our HOA Board can oversee in my opinion.*

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*.....I do struggle with the idea of Option #3 to disband the HOA and the community covenants as it would likely force my wife and I to sell before things go to crap. I agree that I have done my duty of 5 years and hopefully someone else will step up or they will agree to have a basic management company to oversee what is currently in place. If it was headed in the direction of disbandment, my wife and I would likely explore all options to force the HOA to continue to operate in some capacity to enforce the defined or amended covenants to protect our home value and community standards.....*

*Like you experienced, we are busy or past the mundane tasks involved in the HOA. We are at a place in our lives where we can pay someone to manage this for us for \$300/yr.*

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*My goal is to be out of the daily operations fully by end of 2024, so we have some time to get a management company in place, and new volunteers willing and experienced in place for HOA Board Positions.*