

Highland Park 3 Homeowners Association (HOA)
2024 Annual Meeting
Tuesday April 8, 2025 starting at 5:30PM
Meeting Minutes

I. Call to Order-5:35PM

II. Introductions and Quorum (12 present)

a. HOA Board Members

- i. Christine Mohr, Interim Board President
- ii. John Christiansen, Secretary/Treasurer
- iii. Tony Hicks BOD Member
- iv. Ray Carrillo BOD Member

b. HOA Volunteer

- i. Nancy Dyo
 1. John noted Nancy had excellent detail with water; many thanks were given to Nancy for her help with this.
 2. Nancy thanked homeowners for submitting readings. The reporting was on time and went smoothly.

c. Architectural Control Committee (ACC) Members

- i. Christine Christiansen -Not present
- ii. Clint Guthrie -Not present
- iii. Weston Buchanan -Not present
 1. Request for the ACC to acknowledge receipt when someone sends a request in to determine if it was received.
 2. ACC email address was provided.

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

- i. Attendance: Nancy Dyo; Christine Mohr, Becky Ure. John Christiansen, Ray Carillo, Beth Pelkey. Kameron Geering. Kathy Raneri. Paul Pruitt, Shawn Olds. Laura Foster, Tony Hicks, and Christine Christiansen.

III. Review of 2023 Annual Meeting Minutes (Christine Mohr)

a. Review of 10/08/2024 Special Meeting Minutes

- i. Minutes approved.

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

a. Profit and Loss Sheet

- i. Reviewed by John. Available online.
- ii. Trash is always lagging behind. HP3A does not take any additional money for trash fees; the sheet will get corrected, but it is a slow process to reconcile.

b. Balance Sheet

- i. Available online (John showed how to access this).
- ii. Created using with P&L sheet from the year before. \$27,000 in savings account. The difference from P&L will be added into HP3A Savings account.
- iii. Budget for 2025 (Net income and P&L from year before). Trash could go up a bit when filling in with other homeowners.

1. Discussed savings amount to potentially be used for neighborhood beautification.

V. Old Business

a. Covenant Compliance (ACC)

- 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
- ii. Due twice per year: February 28/29 and October 31
 1. Limited to 182476.56 gallons per year
- iii. Report to the Colorado Division of Water Resources (DWR) – if over/under HOA will reach out
 1. DWR will enforce – we are seeing current oversight; despite no formal oversight for the past few years.
 2. The DWR is currently watching the water usage.
 - a. On average, most homeowners use around 7,000 gallons of water in the winter months, but this spikes in the summer months.
 - b. Homeowners can reach out to Nancy or the HOA to get their meter readings to calculate their own water usage on a monthly basis.
 - c. John recommended that you check your meter before and after 1 full sprinkler cycle to determine how much water is put out during each sprinkler cycle and adjust your sprinkler cycles as necessary.
 - i. If continued water non-compliance the DWR can issue fines, lock water, etc.
 - iv. Nancy recommended that communication is put out to the homeowners who asked if they went over their water usage. Generally, homeowners won't be notified unless they went over their water usage.

c. Mowing Update (Tony Hicks)

- i. http://hp3a.org/images/Property_Mowing_Policy_in_HP3A.pdf
- ii. Mowing will occur with the same process as last year with Luis.
- iii. This year, he will also maintain the trail (weed/spray).
- iv. Tony will send out mowing plan at the beginning of June.
- v. Mowing will be offered at the end of June, July, August, and September.
 1. Luis will complete all lots at the same time.

2. Homeowners can reach out for separate scheduled mowing but may incur an additional cost for this.
- vi. Pay him individually. Whoever can't get check to him Tony will get the checks to him.
 1. Reminders sent out mid-month.
 2. 1st month in June a lot of people.
 3. Twice a year is the average.

d. **Drainage Concerns**

- i. <https://citizenconnect-portal.elpasoco.com/FrontPortal/Page/RenderPage?tabId=7&searchParameter=srTypeId=4>
- ii. HOA can submit concerns, or homeowners can do so via the link above.
- iii. Homeowners are required to maintain drainage 10 feet away from their culverts, but the rest of the drainage areas are County-maintained.

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

- i. Waste Management provides intermittent notices, which get forwarded along, primarily by John or Tony when they get notified.
- ii. If homeowners have issues with their trash services, it is recommended they reach out to Waste Management directly.

VI. New Business

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

- i. Currently enough BOD to continue running in-house.
- ii. Will maintain this status until any major changes result in revisiting this topic.

VII. Owner's Forum

- a. Nancy: Asked if it is okay to be walking on the street. It was recommended to be aware of the traffic; she noted she walks opposite car traffic to see when the cars are coming.
 - i. Tony noted there are lots of trucks in/out throughout the day. Encouraged safety and being careful. He also noted there are nails/metal on the road with construction.
- b. Ray: Noted a couple of yards with debris and recommended that homeowners keep their yards tidy
- c. Tony: Described having his 1st septic pump today.
 - i. Reminders were given to homeowners that some septic tanks are required to be inspected yearly, while other homes do not require this.
 - ii. Shawn noted that yearly inspections are based upon the depth of the homeowners' leech field and the requirement is based on the depth of leech field (certain level to the surface).
 1. There is no specific signal to notify a homeowner when the tank is full. Some companies recommend that the tank is full if it is only 30% full.
 - a. Some septic companies charge by the tank and others by the gallon pumped.

2. Recommended that none of the HOA members are septic experts and that homeowners should hire their own septic company to give them specific recommendations about septic management.
 - a. Noted some different types of toilet paper breakdown easier in septic system.
3. Reminders were also provided to be mindful of rodents (gophers/ground squirrels/voles) affecting leech fields.
 - a. Some homeowners use Deft and others use High Country as their pest control companies.
 - i. Deft Contact: [Pest Control Colorado Springs - Deft Pest Solutions](#) (719)-375-2576
- d. A general reminder was provided to homeowners that dogs should be under control of the owner. Some homeowners have seen dogs off-leash, running in other lot owners' yards. All dogs need to be under the owner's control outside of their home.
- e. Although no formal concerns have been brought to the HOA, some homeowners have made general complaints of other homeowner's lights. A reminder was provided that lights should not be pointed out to the point to disturb other homeowners. Lights: some people with very significant lights pointed out.
 - i. The HOA can send out a letter to address that as there are specific covenant requirements for lights. Discussion occurred about bright versus warm light colors.
 - ii. Covenants specify lights can't be pointed out.
- f. Flagpoles- Becky recommended a company out of Denver.
- g. It was recommended that homeowners can share tips/suggestions on the Facebook page.
- h. Becky asked how many current lots are vacant: approximately 6 current vacant lots; there are a few lots under construction.
- i. Becky recommended a community get together. It was recommended that someone can volunteer to coordinate this if they would like to do so.
 - i. Nancy will assist but does not want to chair it.
- j. Homeowners were thanked for participating in the homeowner forum.

VIII. Adjournment -6:46PM

Christine M. ...