

HP3 Homeowners Association Board of Directors

Meeting Minutes (2/22/22)

Meeting Location: 5pm, 7574 Rannoch Moor Way COS, CO 80908, Highland Park 3A Subdivision

1. **Call Meeting to Order @ 5:36pm**
2. **Approve last month's meeting minutes:**
 - a. Approval of 12/13/21 Meeting Notes by Tim Cerniglia/President & John Christiansen/Secretary.
 - b. Tim will post approved meeting notes to the website.
3. **Open business:**
 - a. Budget review by John Christiansen with status of bank accounts, payables, and remaining open receivables
 - b. Update by John Christiansen of Tax completion for year 2021
 - c. Update of outstanding Lot mowing invoices which have all been collected
 - i. Tim Cerniglia will send out a newsletter reminding homeowners of the requirement throughout o the year and before the September 30th deadline
 - d. Update on Annual dues which only 3 Homes remain outstanding for 2022
 - i. Tim will contact again to remind them and 10% late fees will be accessed on March 1st for those who have not paid prior to statements going out.
 - e. Waste Management Trash Collection Services
 - i. The HOA has received a proposal for the Trash Service, of \$25 per month which is greater than the \$130 annually that HP1 & HP2 were paying given our understanding.
 - ii. We have requested Waste Management revise their proposal to not include recycling costs as shown in the proposal to get HOA involvement to only Weekly trash pickup and hope to get it down closer to the \$130 annually.
 - f. Trail Signs have been researched and we will not be proceeding at this time due to lack of Ordinances or defined rules to post or regulate/uphold.
 - g. Tim Cerniglia has estimated \$4k for a stone surround of existing mail boxes, but will continue to find a stone mason to provide a quote.
 - i. Tim plans to submit (2) Appearance packages and prices as well an option to not install for a vote in the future as a community improvement project.
 - h. Next Door Social website development
 - i. Currently still waiting for response and release of the existing HP3A site that someone set up so we can control and manage the content.
 - i. New Resident welcome packets discussed
 - i. Card samples presented to be used
 - ii. Discussed items to provide to new owners such as card, cookies, gift cards, etc...
 - iii. Discussed budget and where funds will be generated from for gift cards
 - iv. Tim Cerniglia to prepare and provide welcome package content information and links to be included a flyer or on the website...
 - j. HP HOA updates
 - i. Tim updated us on complete change of HP1 & HP2 board of directors recently
 - ii. Recapped Warren Management issues
 - k. ACC Properties being Reviewed – Status update
 - i. Tim Cerniglia informed us ACC prefers Electronic and Paper submittals for review
 - ii. No ACC Members present to give formal update of status on submittals or plan concerns

4. New business:

- a. 2February 28th Meter Readings coming up
 - i. (1) home submitted their reading already
 - ii. Discussed it was a bit early, but they may have been leaving town
 - iii. Vice President Christina will need to collect the Remaining meter readings and update the shared spreadsheet.

5. Discussion – Neighborhood Improvement Initiatives:

- a. John Christiansen will be looking into an email with Direction from Doug Barber on how to proceed with appointing a new ACC member to replace Jacques who has moved to Arizona
- b. Other new business
 - i. Summer Mowing Contract
 - 1. Teague Sawyer’s information will be provided again to the owners, but we are hoping to set up (2) firm Mowing dates each year to mow the lots and homeowners can contract with Teague to perform any additional mowing they feel necessary.
 - ii. Covenant Updates and Process
 - 1. The Board discussed the possible need to update the covenants to reflect any changes or further definitions to Mowing guidelines, Trash Can Placement or time left out, Dog/leash rules, and House colors which can be use in the neighborhood.

6. Next meeting and meeting periodicity:

- a. After the meeting adjourned, the Board members realized they had not scheduled the next meeting and settled on 4/19/2022 5pm. Members notified via Google Calendar invite that this will be a Google Meets forum.
- b. After the meeting adjourned, the Board members realized that the original meeting invitation had been sent as a Google Meets forum, but that the conference call had not been established. The Google Meets was unintentionally added to the meeting invitation. However, future BOD meetings will be held via Google Meets to help with Board and Member scheduling.
- c. Adjournment of HP3A BOD Meeting @ 6:50 pm.

Approved by:

Tim Cerniglia, President

Christine Mohr, Vice President

John Christiansen, Secretary/Treasurer