

Highland Park 3 Homeowners Association Board of Directors Meeting Minutes April 19, 2022, 5:00-6:08pm

Location:

Google Meets video teleconference

- Meeting Called to Order @ 5:00pm
- Reviewed/Approved Previous Board Meeting Minutes
 - Previous Board meeting was the 2/22/22

Open/Ongoing Business

- Budget Review - current financial status
 - John Christiansen Reported
 - Total YTD Expenses \$828.14
 - Total YTD Income \$9,564.10
 - Checking Balance \$10,0000
 - Savings Balance \$18,936.31
- Accounting /Taxes
 - Completed in February at a cost of \$580.00 by existing HOA Accountant
- Lot mowing contract
 - John Christiansen has not set “official” contract with Teague, but will speak with him about how to proceed.
 - Annual Moisture will determine exact needs for mowing, but we can anticipate an absolute need for mowing by August. Sooner may be needed to maintain adequate Fire Fuels Mitigation, Weed Control, and a Park Like appearance, per the covenants. We will continue to evaluate and call a meeting if needed.
- Waste Management contract
 - Contract in place and need communicate details to Members of the community
 - Tim Cerniglia will prepare and notify owners
 - John Christiansen has sent the details of the Waste Management contract to Tim along with Instruction and Welcome package

NEW START TEMPLATE: Please submit all new start requests to FCHOA@wm.com support team and copy tcrawfo6@wm.com , as they are ready for delivery and service.

Highlands Parks 3	
Colorado Springs, CO 80908	
Start Date:	
Street Address:	
Trash Cart = 96 Gallon	
Recycle Cart = 96 Gallon	
Notes:	

- Mailbox improvements
 - Tim Cerniglia Reported that cost to provide a stone surround would run about \$5,000 in today’s market and noted that the boxes must be left to be removed and replace by USPS if necessary in the future.

- There was some objection to the cost and need of the stone surround
 - It was discussed that the board was bringing forward ideas to improve the value and appearance of the community through projects
 - Others suggested berms, trees, and landscaping around Briargate Parkway expansion
 - John Christiansen suggested that future proposed project could be presented to the community for vote prior to any improvements taking place
- Nextdoor social media site
 - Ray Carrillo reported on the vote by members of HP1 & HP2 to release the mapped area for HP3 to be run by HP3A. At the current time, HP3A will not be able to have their own independent “Nextdoor” community site.
 - Facebook was suggested as an alternative via email directly after the meeting by Bernadette Guthrie.
- New resident welcome packets
 - Tim Cerniglia needs to provide content to prepare packages for distribution
- ACC properties being reviewed – status
 - No ACC Members present to report status

New Business 45 min

- Rationale for HP3A policies and process for approval
 - Tim Cerniglia discussed the need for compliance in submittal of home plans **prior to** construction beginning and that builders and design met the requirements of the Covenants which the ACC is using as a guideline.
- Meter Reading Policy (open for comment)
 - Tim Cerniglia showed those attending how to access the HP3A.org website and where to review the proposed policy for Meter Readings
 - No comments on proposed policy at this time
- Trash Policy (open for comment)
 - Tim Cerniglia showed those attending how to access the HP3A.org website and where to review the proposed policy for Meter Readings
 - No comments on proposed policy at this time
- Mowing Policy (open for comment)
 - Tim Cerniglia showed those attending how to access the HP3A.org website and where to review the proposed policy for Meter Readings
 - No comments on proposed policy at this time
- ACC Members - formal solicitation for interested members to serve as Board–appointed
 - ACC members.
 - New ACC members will be formally voted on at the Annual Member Meeting this Fall.
 - Those who would like to be consider for the position and voiced their interest

- Paul
- Clint
- Kevin
- Mike Mohr

Discussion - other new business 1 min

- Covenant updates and process
 - Tim reiterated to be patient and let's go through the process to make changes to the covenants if we feel necessary
 - Requests can be made formally to Info@HP3A.org for presentation at future board meetings
- New issues from Members
 - Mike Mohr discussed the importance of trail cameras and community awareness for the homes and construction materials as there have been several thefts
 - Contact The El Paso County Sherriff if you witness any suspicious activity
 - 719.390.5555
 - Take Photos of license plates and people, but not required to confront
- Next Board Meeting Scheduled for June 14th @ 5pm
 - Tim Cerniglia will send out the invite to all HP3A Members
- Meeting Adjourned @ 6:08pm

Approved by voice vote, 6/14/2022 in Google Meets Board of Directors meeting

<<<signed>>>

Tim Cerniglia

President, Highland Park 3 Homeowners Association