

Minutes  
Board of Directors  
Highland Park Neighborhood Association, Inc.  
(referred to as "HPA")

Date: April 30, 2010

Place: Village Inn

Meeting brought to order at 6:35 A.M.

1. Attendance:

Present: President Doug Barber, Secretary Marge Shuger, Directors Rich Bedwell, Cameron Garner and Jim Randall.

2. Members' Forum: No Members in attendance.

3. Approval of Minutes: Minutes for March 26, 2010, stand as submitted.

4. Reports of Officers: No reports

A. Reports of Committees:

B. Finance Committee: Doug Barber reported.

Lot 32 - we are still waiting for dues. A lien has been filed.

C. Compliance Committee: Jim Randall reported.

The boat on Lot 44 has been removed. After a broadcast email concerning rules of ATV's on lots and the trails, the ATVer's are using the road only. Regarding pets: the leash law resolution for the County is now a recorded document, so it is not only a HPA Covenant, it is a County enforced regulation.

D. Maintenance Committee: Cameron Garner reported.

Cameron brought the sign he had made up for the trails prohibiting motorized vehicles and horses. This first sign will be installed at the corner of Loch Fyne and Lochwinnoch. More signs will be made. The two spotlights on Black Forest entrance have been vandalized. Cameron will buy two less expensive lights and install.

E. Communication Committee: No report.

F. Social Committee: Marge Shuger reported. The Annual Picnic will be July 31, 2010.

Marge has made the necessary reservations for equipment. The Annual Membership Meeting is scheduled for October 8, 2010. Marge is still trying to set up a date for the Annual Meeting with the Black Forest Community Center. They have not responded yet.

G. Government Affairs Committee/Policies: Rich Bedwell reported.

Doug received an email regarding the creation of the Stapleton Rd metropolitan District in Sterling Ranch. It is a notice for a public meeting. He will cc the rest of the board members.

Rich presented policies to be signed. Discussion: Landscaping - Doug recommended that this should be a summary or recommended action rather than a hard and fast "policy" since most of the landscaping rules are already in the Covenants. Rich will rework and present. **A motion was made by Rich to accept and sign the following policies; Meetings, Adoption and Amendment, Conflict of Interest & Ethics. This was seconded and unanimously approved and all three policies were signed.** The following policies will be dealt with at the next meeting: Energy Devices, Collection, Privacy, and Records. Discussion re Records and Privacy policies: Doug reported that

putting HOA recorded and unrecorded documents on a web site and having present or future owners or interested parties download for use has become accepted practice. Doug will give Marge new wording to this effect for the web site and to state that people who need "certified copies" of documents are to contact the HPA. The board members need to review and compare these two policies, since they are intertwined in use and reference each other.

H. ACC Report: No report

5. Old Business: No report

6. New Business:

Water Issues: Doug reported that the Water Division is requiring Silver Ponds subdivision to return to court and redo their augmentation plan. Rental guidelines for HOA's: Doug reported that it is now recommended that HOAs have Rental Guidelines for owners to follow when they rent their property. Owners remain responsible for fines caused by renters not following covenants, rules and regulations of HOAs.

7. Next meetings:

May 20, June 24, July 23. Meetings take place at 6:30 A.M., Village Inn across from Woodmen Wal-Mart.

8. Adjournment: Meeting was adjourned at 7:30 A.M.

Submitted by:

Marge Shuger

7321 Forestgate Dr.

[margeshuger@highlandpark-colorado.com](mailto:margeshuger@highlandpark-colorado.com)

598-2229