

Highland Meadows Homeowners Association

Annual Meeting

August 23, 2014

Officers Present: Chris Christensen, Chet Jewell, Cindy Jewell, Michelle Stuart

Attendees: Barrie Schwartz, Nanette Gray, Dave & Nancy Israelson, Larry Anderson, John O'Leary, Sandra and Eric Bartlet, Dave & Jeanne Sprowls, Marie Lucas, Mike & Maria Ensminger, Terry Goodarzi, Rob Stuart, Steve & Shirley Sparke, Devin & Chelsea Kueger

Chris called the meeting to order at 11:20 AM

- 1) Sheriff Mike Ensminger and his wife Maria joined us. Mike provided local data and information regarding his department – he attempts to visit with HOAs at yearly meetings. He has 78 deputies. He encourages calls to his office for direct patrol whenever you will be out of town. Crime in our area has decreased over the last few years.
- 2) Michelle read the treasurer report. We have funds in our legal defense fund of \$ 1,421.45; and in our general account we have : \$ 6,387.78 for a total of \$ 7,809.23.
- 3) There were questions regarding the maintenance of the roads. Chris addressed the price of mag-chloride as a solution. Chris and Barrie explained the cost of installing and maintaining a paved or chip and seal road as some sub-divisions currently provide (i.e., Colorado Mountain Estates). The small number of property owners compared to the total road is cost-prohibitive, especially with only approximately 50% of property owners consistently paying dues. The general condition of the road was discussed and Michelle explained that it is every property owner's responsibility to contact Teller County when they feel the road needs to be graded/worked on. She has spoken to a Supervisor in the Road & Bridge Dept. who was very open and willing to work with us. He noted that any call requesting work opens up a ticket that is addressed as quickly as possible, reminding us that if Teller County doesn't know the roads need work, we need to let them know. The contact number is on the new website under "INFORMATION." (or whatever we decide to call that section)
- 4) There was discussion of getting a new entrance Sign – a new/updated sign will be pursued with an approved limit of \$1,000 (which can be amended to a larger amount if necessary); property owner David Israelson agreed to take pictures of a sign with the discussed design specs and provide to Barrie; David would then assist Barrie by providing a minimum of two quotes for a sign with Highland Meadows name and an added covered area for posting information such as property for sale, sub-division related material, etc.
- 5) Association Dues – Cindy confirmed that dues are mandatory per our ByLaws. A reminder will be sent to all property owners noting the ByLaws rule and that dues are due and payable for 2014-2015 now and to contact Michelle if they want past due amount.

- 6) Barrie spoke about the website and it is about ready to go. We just need to be able to make payments on a yearly basis, so that things don't get lost like they did between our previous change of officers when the website payment got lost. There was discussion of a debit card for the transaction of renewing the website. Barrie would also welcome any help in maintaining the website so that going forward, he isn't the only one taking care of the website.
- 7) Checking Accounts – Michelle will remove Chris and add Barrie as President and signer on the two accounts and will obtain a debit card for the General Account from Vectra Bank with a limit of \$500 per transaction with Barrie and Michelle as approved users (noting that all transactions through the accounts must have prior board approval).
- 8) There was discussion about commercial Businesses – our covenants do not allow any businesses in the sub-division. Barrie will follow up with Sheriff Ensminger specifically regarding the legality of growing marijuana in the area as a business and what the specific laws are regarding a commercial business.
- 9) Barrie suggested having a gathering or two other than the annual meeting was suggested as a way to further discussions and interactions between property owners. Barrie offered to host and welcomes suggestions for times.
- 10) Cindy welcomed the new HOA members. She also thanked those that have served for the previous year and thanks to Nanette Gray for the work that she did calling all members of the HOA membership to obtain e-mail addresses. This was a voting year. We had 223 votes for Barrie Schwartz for president, 108 votes for Chris Christensen for Vice President. Nancy Israelson declined nomination for secretary. Kathleen Nelson declined nomination for secretary. Secretary stays with Cindy Jewell and treasurer stays with Michelle Stuart.
- 11) Barrie thanked Chris for his past services; but reminded him that he can't go too far. "I will need your help", Barrie told Chris. Barrie expressed his feelings as wanting to make this association a community.
- 12) John O'Leary sought discussion for a chipper to be rented so that clean-up of trees can be done. We will discuss this at another meeting.

The meeting was adjourned at 1:13 PM

Submitted by: *Cindy Jewell, secretary*