

Highland Meadows Homeowners Association Annual Meeting

August 16, 2025

AGENDA

I. 12:00 pm Meeting Opens-Introduction of Board Members

II. Discussion of any old business that needs to be addressed

- **New signs and lights** have been added to the Highland Meadows sign at entry to Highland Meadows. The sign is much clearer and easy to see from Teller 1. Speed signs have been added. Thanks to Jeff Gibson for using his talents to complete this task.
- **Teller County** cut branches near the road but didn't return to clean up the area so Rusty Webb, Jeff Gibson and Rick Grenfell used Jeff's chipper to clean up the cut branches. Teller County did some road maintenance over the spring/summer, but more is needed.

III. Answers to mailed in questions

- **Any updates on abandoned camper?** The Camper and land are combined in the sale price, but owner lives in Texas and has not had any offers. He has been asked to do maintenance and remove the slash.
- **Enforcing Covenants on John O Leary for lot on Elkhorn Rd?**
- This has been an ongoing issue. The HOA has addressed this issue for years and it is difficult to resolve.
- **Trailers being allowed to live in?**
Trailers are allowed to be lived in per the covenants with approval of the HOA Board of Directors, in situations where the owners are in the process of building a home.
- **A stricter focus on Wildfire mitigation?**
There are county resources that can be used for fire mitigation, but it requires several owners to agree to the mitigation and there is a cost. The cost is shared by the participating homeowners.

IV. Evaluating Dues: The HOA Board of Directors are authorized to increase the dues based on the By-Laws. The Board has been reviewing this as an action for next year's dues. The increase would help to cover increases in expenditures, for example: postage, office supplies (envelopes, paper, printer ink) and legal review of HOA documents.

V. Treasures Report- The report is posted on the website.

VI. Any new business for discussion

VII. Lunch

Close of Meeting