

THE HEIGHTS PROPERTY OWNER'S ASSOCIATION

Annual General Meeting

HPOA MEETING MINUTES

March 4, 2023

Opening

The meeting was called to order by Cathy Warren (Co-Chair) at 9:35 a.m.

Present

Cathy Warren, Co-chair

Harold Larson, Co-chair/ACC

Nikki Curtis, Treasurer

Michael Foy (voted in as Secretary)

David Dinan, Board Member, ACC

Greg Lewis (elected in as Board Member)

Kevin Scott (elected in as ACC – not present)

Denise Cagliaro, HOA Administrator

Homeowners:

Mary Scott

Aaron Kellar

Michael VanMatre

Tim Koch

Larry Deaton

Tina Lewis

Linda VanMatre

Absent

Don Bryant, Board Member

Approval of Agenda

The agenda was distributed and approved for further discussion.

All board members and homeowners introduced themselves.

New Business

2022 Spending Summary

Nikki Curtis – Nikki reported that the Heights POA exceeded the budget with actual spending \$69 over budget at \$10,944. HPOA Board insurance increased \$149 for the year and the General Admin (postage/printing) decreased \$80.

2023 Budget and Balance Sheet

Nikki Curtis – The 2023 budget includes coverage for the HOA Consulting/Management Firm, Woodmoor Public Safety, HPOA Board Insurance, General Admin Supplies, Annual Website Fees, NEPCO Annual Membership, HPOA PO Box, and Secretary of State Fees. The budget was unanimously approved and will be posted on The Heights POA website (TheHeightsPOA.org).

2023 ACC Summary

Harold Larson – Harold reported nothing major for the ACC this year. Gratitude was expressed for homeowners for the assistance provided dealing with new goats in the neighborhood.

Election of Officers

Cathy Warren – Cathy Warren and Harold Larson will continue to serve as Co-Chairs of the Board. Nikki Curtis will continue to serve as treasurer and Michael Foy was voted in to serve as Secretary. David Dinan will continue as a member of the board. Greg Lewis and Aaron Kellar were elected in via write-in on the ballot to serve on the board. Aaron Kellar's membership on the board is pending Don Bryant's resignation from the board. Harold Larson, David Dinan, and Kevin Scott serve as ACC members.

Member's Open Discussion

HPOA Email

It was suggested that each office of the HPOA board (President, Treasurer, Secretary, ACC) have an individual email account for better communication within the association. It was also requested the HPOA Board members improve communication by responding to inquiries within a timely manner and keep each other updated on availability.

New HOA Laws

Harold informed the group that changes to the Bylaws will be coming soon in order to be in compliance with a new law passed in Colorado. New requirements include hand-delivery of HPOA violation notices to property owners and updates on fine allowances.

East Monument Ridge Annexation

Harold provided information concerning the future development of the land directly west of the HPOA property area (east of I-25/south of County Line Road and west of Doewood). He has been talks with the developer and has been provided the opportunity to influence the proposal that the developer will make to either El Paso county or the Town of Monument. The county has stated that the land owners have priority on what is decided for the development of the land. We, the HPOA, would only be able to provide input if we can demonstrate that the development of the land would harm us as the land owners adjacent to the property. Harold has expressed to the developer that the land was zoned as 20,000 sq ft lots when the residents of the HPOA purchased their property, and that is what the expectation was whenever the land was eventually developed. The compromise that developer may be able to make is that the property closest to the HPOA area would be developed as 15,000 square foot lots. The developer has also stated that there are currently no plans for apartments or retail on this property.

Greg made a motion for the HPOA Board to approve Harold Larson, Aaron Kellar, and Tim Koch to negotiate with the developer on the behalf of the HPOA residents. The motion was approved.

An idea was proposed by Aaron Kellar to build trails within this area, and if approved, then petition the CDOT to build a tunnel underneath Interstate 25 to connect future trails on the west side of the interstate that would lead to downtown Monument and/or the Santa Fe trail. The developer could also choose to donate the trails to a non-profit charity who will oversee the trails and remove any liability or future maintenance cost from the developer.

Future Water

Harold provided information that he received from NEPCO (as a NEPCO Board Member) that there are future plans to create a water loop around the Tri-Lakes area whose purpose would be to recycle water. This would incur future additional cost, as well as a potential for water contaminated with micro-plastics and other chemicals in the water supply.

Piney Hill Pointe Fences

Mary Scott stated that the fence that was built by the Piney Hill Pointe (on the north side of the HPOA property) is starting to fall down and was inquiring who's responsibility it is to repair the fence. Harold asked her to open a dialogue with the property owner regarding the repair of the fence so that the HPOA can make an official request to the Property Association regarding the matter.

Road Condition of Plowman Place

It was suggested that the HPOA request the county to make repairs to Plowman Place due to the condition of the roads. The request that was made previously resulted in Plowman Drive getting repaired instead of Plowman Place.

Agenda for Next Meeting

TBD

Adjournment

The meeting was adjourned at 11:05 a.m.