

Minutes of the Highland Park 3 Association, Inc. Board of Directors

Held via internet email on October 21, 2019

Participating: Nancy Barber, Kenneth Barber and Douglas Barber

1. Bookkeeping: Margaret Major has retired from The Rawhide Company, REALTORS® (“Rawhide”), and Porsche Harvey has assumed bookkeeping responsibilities at the firm. While the HP3A is self-managed, Rawhide has been providing accounting and billing services, and has used its resources to maintain the business records for the HP3A at no cost to the HP3A since inception of the Association.

Resolved that Rawhide will continue to provide bookkeeping services for the HP3A until further notice, and that Margaret Major is removed from signing authority on the HP3A account (Doug will be responsible for coordinating with Ent Credit Union).

2. Status Letters: Resolved that a fee of \$100.00 for the issuance of HP3A statements of account status, typically requested by title insurance companies for real estate closings, is established. In consideration of the services referenced above, Rawhide shall be entitled to statement fees. Once the HP3A takes over the books and record-keeping functions, the fees shall be paid to the HP3A, or as directed by the Board.

3. Finances: The current HP3A bank balances at Ent Federal Credit Union are as follows: Checking \$653.00 savings \$4,712.76. Annual financial statements will be posted to the website after Q-4 2019.

4. Regulatory:

1. The HP3A is current on its Colorado Division of Real Estate registration until 7/17/2020.

2. The County sent out noxious weed notices to many lot owners this summer asking to have the thistle and knapweed addressed. Little London, LLC had all of their lots mowed, and some other owners had theirs mowed. The County did not mow any of the weeds along the roads (although Little London did), or mow the Briargate Parkway right of way that it owns.

5. HP3A Website: We had a misunderstanding with the webmaster over billing for the HP3A.org website, but are now back on track and have adjusted the finances to credit the HP3A for charges that were not supposed to be on our bill. HP3A website hosting is \$20/month which includes domain registration, email hosting, security patches, site backups, troubleshooting, and normal questions and help. The webmaster is going to show us how to post our own additions to the site (like uploading new minutes) so we do not have to pay him to do them.

6. We have four houses in various stages of construction. One well has been drilled (693 feet deep).

7. We have had several instances of illegal dumping in the community (usually on Culloden Ct). Little London has cleaned it up, but all owners are expected to keep an eye out and help stop this behavior.

The foregoing Resolutions 1 and 2 above are approved as of October 21, 2019.

Douglas Barber 10/20/2019

Douglas H. Barber-President

Ken Barber 10/21/2019

Kenneth C. Barber-Vice President

Nancy R. Barber 10/20/2019

Nancy R. Barber-Secretary/Treasurer