

Highland Park 3 Homeowners Association (HOA)
Community Meeting
October 08, 2025, starting at 6:00PM
Meeting Minutes

I. Call to Order-6:00PM

II. Introductions and Quorum (11 present)

- a. The quorum requirement for the meeting is 25% of lot owners which is 10 lots.
 - i. Attendance: Nancy Dyo and Mike; Kameron Korte; John and Christine Christiansen; Mike and Christine Mohr; Mark VanHanehan; Kathy Raneri; Ray Carrillo; Weston and Priscilla Buchanan; Tony Hicks; Clint and Bernadette Guthrie; Homeowner with phone number ending in 8483

III. Informal Discussion about Covenants not being compliant with current Law:

- a. Discussed perceived conflict of interest. Homeowner and BOD member noted that the main area of importance for the HOA is to ensure compliance with current laws as the current covenants conflict with laws. BOD Mohr disclosed that there is present interest in building another structure (which is allowed by the HOA covenants) on her lot. However, the intent of getting feedback about updating covenants is solely related to ensuring compliance with current laws. Examples provided included State laws that were passed in 2024 and beyond regarding flag poles/signs, chickens, ADUs, and allowance of metal siding.
- b. While some homeowners did not believe we were “so out of compliance;” homeowners were reminded that it is part of the BOD’s requirement to ensure we are not violating State laws.
- c. Senate bills were briefly reviewed.
- d. Questions were asked about insurance policies to ensure homeowners’ property was covered with the anticipation of Briargate parkway and on the walking trail.
- e. Parking concerns were discussed if there are multigenerational homes being built.
- f. The option of establishing a committee was suggested to come up with proposed changes.
 - i. This was not supported as the community was reminded that a majority of homeowners (67%) would need to vote to make any changes and that no changes could be made without a majority vote.
- g. A homeowner suggested that the covenants better clarify what is or is not required to be submitted to the ACC for landscaping as it is not clear.
- h. Another homeowner noted that there should not be an HOA as the HOA has not enforced violations. Some homeowners noted that other homeowners garage cans were left out too long and there were campers left out longer than the allowable time. Another homeowner noted that the landscaping requirement has not been enforced. Another homeowner noted that the rest of Briargate has not been mowed.
 - i. It was noted that one new homeowner had a trailer/camper parked long-term on their lot; however, they are actually parked on an area not covered by the HOA.

- i. Some homeowners were concerned that the community is “nitpicky” and that parked trailers should not be something the HOA enforces. Another homeowner suggested that the covenants “go away.”
 - j. Ray discussed bringing on interim BOD members.
- IV. Meeting Conclusion:**
- a. It was ultimately determined the BOD would draft proposed covenant changes, present them to the homeowners and determine next steps.
 - b. Goals moving forward:
 - i. Ensure covenants are compliant with State law.
 - ii. Current covenants should be enforced as written.
- V. Adjournment -7:53PM**



Christine Mohr
Interim HP3A HOA President
Electronically Signed on January 14, 2026, at 1546hrs.