



# HIGHLAND PARK 3 ASSOCIATION, INC.

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## MINUTES OF THE ORGANIZATIONAL MEETING OF THE HIGHLAND PARK 3 ASSOCIATION, INC.

October 29, 2020

1. Doug Barber called the meeting to order at 7:07 p.m. This was a blended meeting with some attendees live and most by Zoom. Doug noted that the Zoom link in the original Notice somehow disappeared, and he emailed out a new link to all owners this day.
2. A quorum of 41% of owners was established with 16 of 39 lot owners attending.
3. Attendance: John and Christine Christiansen, Lisa Buchanan, Jacques and Kristi Delange (Lots 122, 128, 149,150), Doug Barber (Lots 123, 124, 127, 151), Nancy Barber, Ken Barber, Kameron Korte and Paul Geering, Michael Torres, Anthony Hicks (Lots 152, 153), Duc Luu, Jose Hernandez-Rebollar (by proxy).
4. Doug Barber discussed the purpose of the meeting and the need for the owners to take over the Association. Little London only has four lots left, and they are expected to close in November, at which time the Barbers will all be disqualified from being on the Board.

At Christine's request, Doug described the duties of the Directors and Architectural Control Committee members which are primarily to collect annual dues, file annual tax return, ensure meter readings get done timely, maintain HOA insurance policy and enforce the covenants to protect property values. He noted that he is getting an Officers & Directors liability insurance policy in place shortly to cover the Directors and liability for the Association from the trail or detention pond.

Doug also noted the need for staggered Director and Architectural Control Committee (ACC) terms for continuity, and proposed that the elections at this meeting be for terms of 1, 2 and 3 years, respectively, with subsequent year's elections being for 3-year terms per the Bylaws in order to maintain staggered terms thereafter. Need an odd number of Directors (3 or 5) so there is never a tie. Christine Christensen moved approval of the initial staggered terms. Jacques Delange seconded the motion, and it was unanimously approved.

5. The following volunteered to be Directors and were elected by acclamation: John Christensen (3-year term), Duc Luu (2-year term) and Doug Barber (1-year term, as he will be going off the Board after Little London closes its last lot sale).
6. Doug explained the role of the ACC to review any architectural submittals (homes,

outbuildings, landscape plans, fencing, etc.). The following volunteered to be ACC members and were elected by acclamation: Jacques Delange (3-year term), Christine Christensen (2-year term) and Doug Barber (1-year term).

7. New Business: Meter readings are due October 31. Read all digits on your meter (including fixed or painted zeroes) or send a photo of your meter if unsure how to read it. Readings will be due again on December and February 28/29. Important to read on the due date.

8. A member asked about annexing to the Highland Park Neighborhood Association (HPA in filings 1 and 2). Doug explained that the HPA would have to agree to annex Filing 3, and the Filing 3 owners would have to agree to be annexed. This is something that Directors can take up in the future if they wish.

9. The trail is supposed to be built in the next two weeks. Materials will be staged on the Briargate parkway right-of-way, but the trail will not be built across Briargate parkway. The trail will kick back onto Lochwinnoch Lane on either side of the Briargate Parkway right-of-way. Doug gave details on how wildcat construction would be building the trail.

10. Doug explained that, per the Post Office, the mailbox keys can only be given to the owners. Owners can pick them up at the Rawhide Company office (address at the top of this page). Once the keys are delivered, it is up to owners to take care of them. If they are lost, the owner will need to have the mail box rekeyed their expense. The Association does not intend to be involved in mailbox keys after they have been distributed.

11. Owners asked when Briargate Parkway will go in. Doug said he did not know that had been notified this week of a virtual developer meeting on November 10 to discuss design criteria. Doug indicated that once he knew more he would pass the information along.

12. An owner questioned whether the fence line on the west end of the subdivision, which is marked electric fence, really is. Doug suggested that the safest thing to do is stay on our side of the fence and leave the fence alone as it was built by neighbors and appears to be fairly accurate online. Doug agreed to check it with an electric fence tester on the 30th.

The meeting was adjourned at 7:42 p.m.

Respectfully submitted,



Douglas H Barber, Acting President