

Highland Park 3 Homeowners Association
Special Meeting Minutes
Tuesday October 8, 2024 at 5:30PM MDT
<https://us06web.zoom.us/j/84853615608?pwd=bAR0ZLO6TEFi4kT2Hw9B28eNiV4aVa.1>

Meeting ID: 848 5361 5608 Passcode: 622125

- I. **Call to Order:** 5:36pm
- II. **Board of Directors (BOD) Introductions:**
 - a. Christine Mohr: Interim President Introduction
 - b. John Christiansen: Secretary/Treasurer since mid-2020 Introduction
 - c. Tony Hicks: Board Volunteer Introduction
 - d. Ray Carrillo: Board Volunteer Introduction
- III. **Meeting Quorum:**
 - a. 10 of 39 lots attending to meet Quorum.
- IV. **Voting Topics:**
 - a. Tony Hicks has volunteered as a BOD Member:
 - i. Tony said he was looking to step up and help out. His goal was to preserve the wonderful community. He shared that he began building in 2019 and lived in the community since 2020.
 - ii. Look to see what I can help John with and pick up more and more. Assess tasks to see if we can do it ourselves.
 - iii. Voted in a BOD position by Attending Community @5:42pm
 - b. Ray Carrillo has volunteered as a BOD Member:
 - i. He said he was interested in learning and helping out where he can. Has lived in the community since 03/2021.
 - ii. Voted in by Attending Community 5:43pm
 - c. John Christiansen; 3 years on BOD Continuation:
 - i. John shared he is willing to stay as long as needed, but would like to phase out some of his responsibilities. He wants to stay on the BOD to be available for his historical knowledge base over the last 4+ years. His goal is to continue to operate the HOA smoothly.
 - ii. Voted in by Attending Community 5:44pm
 - d. Christine Christiansen; 3 years on ACC Continuation:
 - i. John stated Christine does care about community and is very vigilant about covenant compliance. He shared that the current 3 ACC Members work well together and have a broad experience to address covenant compliance with ACC related tasks.
 - ii. Voted in by Attending Community 5:46pm
- V. **New Business:**
 - a. Remain In-House HOA; no vote will be sent out regarding dissolution, or use of an Accounting-Only Management Company.
 - b. BOD working on step-by-step instructions for all relevant tasks for future transitions of BODs
 - c. If Tony and Ray are voted in as BOD will work on assigning duties amongst BOD.

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- d. Nancy Dyo has agreed to volunteer to collect Water Meter Readings.

VI. **Owner's Forum**

- a. Tony shared that the last mowing date is coming up this weekend.
- i. He thanked everyone for ensuring their grass looks good and is kept low.
 - ii. Christine shared the importance of maintaining lots for fire mitigation purposes.
 - iii. Tony shared that the HP3A boundary is able to be seen on the mowing map that was sent out via email in response to a homeowner asking what the boundary between HP1&2 and HP3 was.
- b. Christine discussed observing numerous dogs not leashed or under owner control and reminded the community that although there is not a leash requirement in the Covenants, that dogs must be under the owner's control.
- c. Christine reminded the community that it is the homeowner's responsibility to ensure that construction debris is cleaned up timely after projects.
- d. John reminded the community that trailers must be kept in garages or storage units.
- e. John reminded the community that we are required to comply with the covenants, but as a community we can vote on certain covenants being added or removed.
- f. A homeowner asked who the 3rd ACC member was and it was shared that Weston Buchanan is the 3rd ACC member.
- g. A homeowner asked about the Briargate-Stapleton update regarding traffic lights or roundabouts.
- i. One homeowner asked about more information; the Briargate-Stapleton Project link was sent in the "chat link."
 - ii. A homeowner asked if landscaping was going to be completed along Briargate.
 - iii. Christine will follow up about any Briargate-Stapleton updates.
- h. One homeowner explained that new dirt was just put on Poco Road, and it is hopeful the intent is to keep that a dirt road to decrease the amount of thru-traffic from Poco Road to Lochwinnoch.
- i. Christine Discussed that the meeting minutes would be posted on the HP3A website.

VII. **Adjournment:** 6:06PM

Attendees: Callie, Angela's IPad, Kathy, Tony Hicks, Kameron Korte, Shawn Olds, John Christiansen, Nancy Dyo, Ray Carrillo, Christine Mohr