

Higby Homeowners Annual Meeting Wednesday December 5th,
2018

1) Meeting Called to order at 7:00 pm 2) Minutes from 2017 meeting approved 3) Roll call was done according to sign in sheet and proxies received. New homeowners were invited to be recognized and introduced. Quorum present to conduct meeting 4) Presidents Report: Wes Barnett provided highlights from the 2018

year to
include:

- New construction beginning on lots 23, 73 and 76 in 2019.
- Wes also discussed the Grow House incident in which a Rental unit was raided by the Sheriff's office. The renters have since moved out and new renters are now in the unit.
 - Annual picnic numbers were low in 2018. There was a suggestion put forth to split the HOA up into sections and rotating the annual picnic organization each year. No action was taken.
 - Wes highlighted the need for additional language in the HOA bylaws and covenants to address shortterm rentals. The bylaws and covenants are specific as to commercial and income producing activities, but legal opinion was that we need more specific language to address short-term and VRBO rentals specifically.
 - Budget is healthy and has remained steady throughout the 2018 year.
 - Wes pointed out that there is still a huge need for volunteers to serve in various roles and on various committees within the HOA. Most positions do not require much time or effort, but are still important to have people in place. Otherwise, the responsibilities of those positions fall back on the Board of Directors to do, on top of the Board roles they are fulfilling. Wes encourages everyone in

the HOA to please consider reaching out the Board to see how you can help. His point was that we all live here together and all the work should not be

shouldered by a few. That is how burnout occurs, then we have no one to do the work.

- There are 13 current households with water usage over the prescribed allotment. This is an increase of two households from 2017. The average water usage throughout Higby is currently 104,000 gallons, up approximately 2% from 2017. 5) Bob Schilpp provided an update on the Forestry Committee (formerly known as the Wildfire Mitigation Committee). The FC has replaced the Wildfire Mitigation Team name to more appropriately promote forest health and not simply wildfire mitigation. Bob outlined the programs conducted throughout 2018 and highlighted the efforts for 2019. Bob discussed the need for an evacuation plan for Higby Estates and asked Duncan Stewart, who previously lived in Black Forest to provide insight into his experiences with the Black Forest Fire and the need for a good evacuation plan. 6) Steve Saye discussed the Neighborhood Watch Program and indicated there were two major incidents within Higby for 2018. The first was the Grow House incident, previously mentioned, and a break in. Steve highlighted multiple mechanisms to simulate an active living situation while away from home. The discussion also focused on the need for ensuring that the house numbers for each home be visible (reflective if possible) from the street. Steve also pointed to his desire to find a replacement for him as the sole person on this committee. Anyone interested should contact the HOA Board of Directors. 7) Wes Barnett highlighted the report from the Welcoming Committee. 8) Tom Vierzba provided a very detailed overview of Nepco and the projects involving new housing and roads impacting Higby Estates. 9) The 2019 Budget was reviewed, and the Budget was approved for 2019. 10) The meeting was opened for discussion including an overview from the Board on a homeowners request to review the possibilities of hiring an outside management firm to manage the Higby

HOA. The cost to each lot would be approximately \$75 dollars per year. There are restrictions in the covenants and bylaws on raising dues and there was some discussion on the need for such a management firm. This discussion will continue on if homeowners have an interest in pursuing. 11) Two new Board members, Susan Cooley and Tammy Reyman Were unanimously accepted to fill the positions of departing Board members. The new Board of Directors is now Tammy Reyman, Susan Cooley and Larry Smith. Once a transition meeting occurs in January, a notice will be sent out to the HOA with new Board positions and contact information. 12) Move to adjourn meeting approved at 9:00 pm.