

HOA minutes  
July 28<sup>th</sup>, 2022

The meeting was held at 1055 Dolan Drive, Monument 80132.

Attendance:

Joel Nelson, president

Mindi Nelson, treasurer

Kimberly Will, vice president, secretary

Mindi discussed how we can no longer use Zelle as a payment option for the Higby Estates neighborhood, as she has learned that Zelle cannot be used for business but only for personal use. Due to this, she has asked Kimberly to take down this option on the Higby Estates Website.

Mindi and Joel suggested a drop box as an option for neighbors who would rather drop off their payment instead of mailing their dues. Kimberly supports this option.

Kimberly had previously attended a Northern El Paso County Coalition of Community Organizations meeting. At this meeting she learned that in 1992, The Colorado Common Interest Ownership Act (CCIOA) was enacted which governs the formation, management, operation, and power of Common Interest Communities (CIC's). Because Higby Estates dues are capped at \$300, Higby Estates Home-Owners association is only subject to sections 105-107 of CCIOA. We, (Joel, Mindi, and Kimberly) discussed these existing Colorado Statutes and new legislation to ensure that we are aware, and are abiding by, CCIOA legislation. We recognize that any state legislation takes precedence over Higby Estates governance documents.

The annual picnic, which is scheduled for August 28<sup>th</sup>, was discussed and it was decided that the HOA will provide the food for a taco bar. We decided to investigate the price on a Kona Ice truck for the kids. Residents can bring a dessert or drink to share.