

Higby Estates 2021 Annual Meeting
12/5/21 at 7pm

Attending Residents:

HOA President Kate Guttormsen

Board Members: Kimberly Will, Sue Cagle, Mindi Nelson

Alan Feldkamp (ACC and Fire Mitigation), Danielle Levasseur (Water)

Approximately 8 non board member residents were in attendance in person and via zoom.

Completed Work:

- 14 Road Work orders completed within 30 days
- Estimates presented for Common Lot (Fire mitigation and clean up)
- The website has been cleaned up
- Higby Estates Social was a great success in September 2021
- 11 New homeowners welcomed with cookies and a packet of information

Budget:

- 2021/2022 Budget Approved (As of 12 Dec 2021)
- Resident inquired about the water fines not included in income total. Fines are allocated into a CD and are not income
- Residents inquired if HOA is paying too much for insurance and is over-insured. Higby Estates has the minimum amount of insurance offered
- Discussed removal of dead trees, overgrown brush around retention pond, and fire mitigation on common lot. HOA has received a current bid from John Lind for \$2500/day to work on these issues
 - Discussed volunteer committee to do forestry management. Would need someone to spearhead the committee
 - Surplus in budget from unspent money on updating the common lot. This money can be used to hire professionals
 - Several residents voiced their approval of hiring professionals at \$2500/day

Water:

- 4 Residents went over on water and 3 fines have been delivered
- Due to a clerical error Higby residents are allowed 146,630 gallons of water
- If residents were required to follow the 121,674 gallons 20 households would have overrun

Wildfire Mitigation:

- Forest Inspection/Management completed 21 September
- Several MPB and IPS trees identified
- Please watch for mistletoe and remove diseased trees
- Requirements for Firewise have been met and certificate is attached
- Forest Demo and training Days TBD
- Chipping Days 18-21 May
- Will be taking bids for removal of slash
- Forest Inspection by CSFS is scheduled for September 20, 2022

- If you have forest questions, contact Alan Feldkamp or Bill Shuman
- Forestry Inspection map in slides. 18 trees identified for removal
- 2022 CSFS seedling form for pick up in Woodland Park
 - Can call the forestry service and they will walk your lot, evaluate trees that you have concerns over, and answer questions for a small fee. (Sidenote to the HOA Board: We invited Dave Root, CSFS, to walk our property in June 2020. He charged \$85 for the inspection and a follow-up report. I don't know if this qualifies as small or minimal or reasonable fee, or something like that.)

Looking Ahead

- Forest Demo and Training Day- TBD
- Chipping Day- 18-21 May 2022 (Not Scheduled)
- Looking for bids on slash removal
- Forest Inspection by CSFS 20 September 2022

Architectural Control

- Numerous projects approved this year: fence, new home (950 Tiner), solar panels, shed, pool, water features, landscape, solar powered gate, and exterior home color.

Issues/ Resident Concerns

- Trailor/ RVs/ Boats
- Garbage containment
- Loud Music
- Roaming pets & barking dogs