



HIGBY ESTATES HOA
2021 ANNUAL MEETING
(DECEMBER 5, 2021)

AGENDA

- COMPLETED WORK
- NEW HOMEOWNER WELCOME
- BUDGET (2021 & 2022)
- WATER USAGE 2021
- WILDFIRE MITIGATION TEAM (WMT) AKA FORESTRY COMMITTEE
- ARCHITECTURAL CONTROL
- ISSUES/CONCERNS

COMPLETED WORK

- ROAD WORK ORDERS (14)- ALL COMPLETED
- COMMON LOT (FIRE MITIGATION & CLEAN UP-ESTIMATE/VOLUNTEERS)
- WEBSITE CLEANUP
- SOCIAL SEPTEMBER 2021
- NEW HOMEOWNERS WELCOME

NEW HOME OWNER WELCOME

- 11 NEW RESIDENT HOUSEHOLDS IN 2021
- WELCOMED WITH COOKIES AND A PACKET OF INFORMATION ON COVENANTS AND WATER REGULATIONS
- NEW RESIDENTS HAVE APPRECIATED THE WELCOME AND THE INTERACTION HAS HELPED THEM BE MORE INFORMED ON THE HOA

Budget Presented 12/05/2021

Higby Estates Budget					
		2021 Approved	2021 Actuals as of 11/29/21	2022 Proposed	Notes
Income		\$9,137.00	\$11,973.43	\$9,132.50	
	Dues	\$9,130.00	\$9,131.00	\$9,130.00	
	Late Fees	\$0.00	\$150.00	\$0.00	
	Interest	\$7.00	\$2.43	\$2.50	
	Chipping Days	\$0.00	\$2,690.00		
	Miscellaneous	\$0.00	\$0.00		
	Water Fines	\$0.00	\$7,312.34	\$0.00	
Expenses		\$9,137.00	\$9,537.41	\$9,132.50	
	Great Divide Water Company	\$1,375.00	\$1,368.71	\$1,375.00	
	Liability Insurance	\$590.00	\$593.00	\$593.00	\$20,000 Ins to cover 2 HE signs.
	Directors & Officers Insurance	\$1,291.00	\$1,109.00	\$1,109.00	
	Commercial Umbrella Insurance	\$612.00	\$678.00	\$678.00	
	Post Office Box	\$196.00	\$254.00	\$254.00	
	State Registration Fees	\$10.00	\$10.00	\$10.00	
	NEPCO Dues	\$25.00	\$35.00	\$35.00	
	Department of Treasury	\$72.00	\$71.00	\$72.00	
	Annual Meeting	\$40.00	\$200.00	\$200.00	Zoom Meeting in 2022; Expense is for signs if desired, and cleanup of Conference Room.
	Zoom Meeting Pro Annual Subscription	\$160.00	\$157.59	\$160.00	Unlimited minutes, up to 100 participants, 1 license. https://zoom.us/pricing
	Maintain Common Lot	\$475.00	\$0.00	\$555.00	Tree cutting and pruning, weed control, clear brush, mowing, etc. Are there any homeowners who would like to volunteer to form a group of volunteers to begin maintaining the common lot using their own equipment? If not, this Board will hire a professional to begin the lot maintenance.
	Community Picnic	\$275.00	\$0.00	\$500.00	
	Postage and Supplies	\$75.00	\$0.00	\$15.00	Postage Stamps
	Maintenance	\$300.00	\$149.96	\$150.00	
	Welcome Packages	\$20.00	\$0.00	\$80.00	For supplies to make handouts.
	Square Space Website	\$200.00	\$171.15	\$164.00	\$20 due 11/27/22 for Domain + \$144 website renews 06/11/22.
	Forest Inspection & Report	\$775.00	\$740.00	\$1,036.00	In year 2021, CSFS warned HOA of upcoming price increase.
	Demo Day	\$400.00	\$0.00	\$400.00	Budget includes purchase of signs & supplies, as needed.
	Chipping Day	\$1,150.00	\$4,000.00	\$1,200.00	Budget includes purchase of signs & supplies, as needed.
	Legal	\$1,000.00	\$0.00	\$500.00	
	Miscellaneous	\$86.00	\$0.00	\$46.50	
Net Balance		\$0.00	\$2,436.02	\$0.00	

Other Assets	\$44,025.06	As of Date
Community Bank Checking Balance	\$28,408.14	11/11/2021
ENT account	\$15,616.92	3/9/2019
HOA Title to 3.41 acres	\$0.00	5/5/2021

Budget

Reformatted
Location of Water
Fines

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	Legal	\$1,000.00	\$0.00	\$500.00	
	Miscellaneous	\$86.00	\$0.00	\$46.50	
Net Balance		\$0.00	\$2,416.25	\$0.00	
Water Fines issued 2020/21 by HOA and paid by Homeowners in 2021			\$7,312.34		Move to ENT Cred Union CDs.

Water

HIGBY ESTATES ANNUAL WATER METER SUBMISSION October 31, 2021

2021 Higby Estates Water Meter Submission @ 146,630 Gallons

Count of Households by Use	
Category	Total
0% - 25% of Permitted Amount	5
26% - 50% of Permitted Amount	22
51% - 75% of Permitted Amount	23
76% - 100% of Permitted Amount	24
101% - 125% of Permitted Amount	4
126% - 150% of Permitted Amount	0
151% - 175% of Permitted Amount	0
176% - 200% of Permitted Amount	0
201% - 225% of Permitted Amount	0
226% - 250% of Permitted Amount	0
251% - 275% of Permitted Amount	0
276% - 300% of Permitted Amount	0
Total Households Reported	78
Total Count Households That Overran	4
Total Percentage Households That Overran	5.13%

2021 Higby Estates Water Meter Submission @ 121,674 Gallons

Count of Households by Use	
Category	Total
0% - 25% of Permitted Amount	4
26% - 50% of Permitted Amount	16
51% - 75% of Permitted Amount	17
76% - 100% of Permitted Amount	21
101% - 125% of Permitted Amount	16
126% - 150% of Permitted Amount	4
151% - 175% of Permitted Amount	0
176% - 200% of Permitted Amount	0
201% - 225% of Permitted Amount	0
226% - 250% of Permitted Amount	0
251% - 275% of Permitted Amount	0
276% - 300% of Permitted Amount	0
Total Households Reported	78
Total Count Households Would Have Overrun	20
Total Percentage Households Would Have Overrun	25.64%

2021 Notes:

- All readings are actual except two (one estimate due to new meter mid-year and one estimate due to new owner not moved in/unable to visit home).
- Average use 92,554 gallons, down from 106,578 gallons last reporting period.
- Overall community use decreased 13.16% versus increase of 29.66% previous year over year.
- Households over limit decreased year over year (four in 2021 versus ten in 2020).
- Annual permit/enforced limit is 146,630 gallons, including outside irrigation.
- Outside irrigation is also limited to 1,470 square feet.

2021 HIGBY ESTATES RESULTS

Total Metered Use in Gallons	
92,554	Average Active Wells - Gallons
7,219,219	Total Community Use - Gallons
22.1550	Total Community Use - Acre-Feet
31.3660	Permitted Use - Acre-Feet*
22.1550	Less Total Community Use - Acre-Feet
9.2110	OK--DIDN'T OVERRUN AUGMENTATION PLAN
4	Overrun Count of Reporting Households
5.13%	Overrun % of Reporting Households

*31.3660 is the revised, lower total use per 4/7/1998 amendment.

HIGBY ESTATES HOA WILDFIRE MITIGATION TEAM (WMT) 2021 REVIEW

- FOREST DEMO DAY CANCELLED DUE TO HEALTH CONSIDERATIONS (FUNDS NOT USED)
- CHIPPING DAYS 18-22 MAY (DETAILS ON LATER PAGE)
- SUCCESSFUL REMOVAL OF OVER 550 CUBIC YARDS OF SLASH/FUEL – STAYED NEAR BUDGET
- FOREST INSPECTION/MANAGEMENT BY COLORADO STATE FOREST SERVICE (CSFS) COMPLETED ON 21 SEPTEMBER (SEVERAL MPB AND IPS TREES IDENTIFIED) PLEASE WATCH FOR THE MISTLETOE
- ***REMOVE DISEASED TREES AND KEEP UP THE GREAT WORK! THANK YOU!***
- COMPLETED REQUIREMENTS FOR FIREWISE (2021 CERTIFICATE ATTACHED FOR YOUR HOME INSURANCE)

2022 LOOK AHEAD FOR WMT

- FOREST DEMO AND TRAINING DAY – TBD (HOPE FOR EARLY MAY)
- CHIPPING DAYS – 18-21 MAY 2022 (NOT SCHEDULED)
 - WE PLAN ON TAKING BIDS FOR REMOVAL OF ABOUT 600 CUBIC YARDS OF SLASH
- FOREST INSPECTION BY CSFS SCHEDULED FOR 20 SEPTEMBER 2022
- QUESTIONS ON ANYTHING FOREST: ALAN FELDKAMP OR BILL SHUMAN

2021


NATIONAL FIREWISE USA® PROGRAM
CERTIFICATE
OF RECOGNITION

The National Fire Protection Association acknowledges that

Higby Estates

located in Monument, CO

has successfully completed the Firewise USA® program's annual requirements for 2021
and is a participating site in good standing throughout the 2022 calendar year.



James T. Pauley, President, NFPA



FIREWISE USA
RESIDENTS REDUCING WILDFIRE RISKS

November 16, 2021

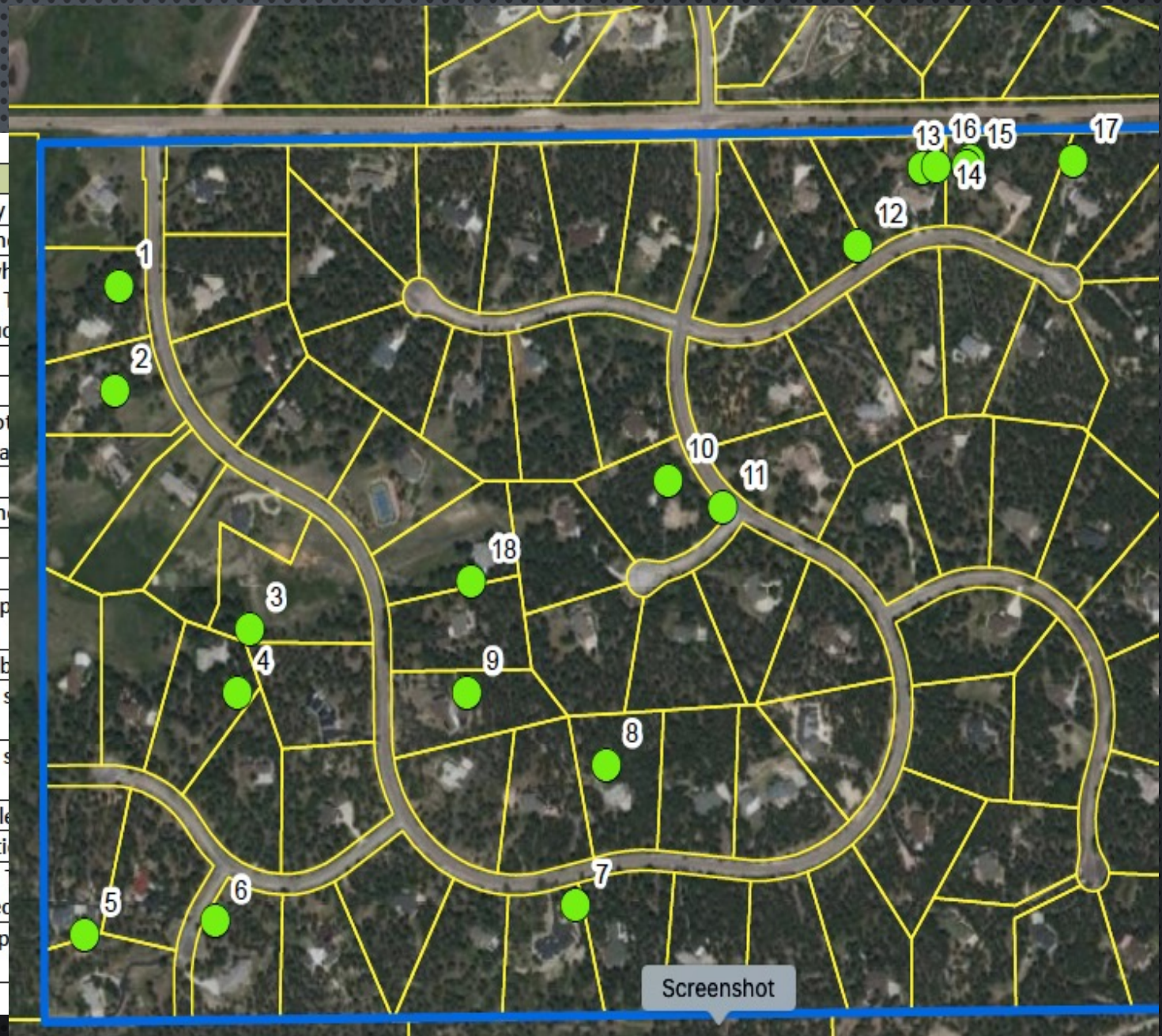
Date Issued

Screenshot

- HIGBY HOA EARNED THE 2021 FIREWISE CERTIFICATE (10TH CONSECUTIVE YEAR)
- MAY PROVIDE DEDUCTION ON YOUR HOMEOWNERS INSURANCE POLICY
- USAA PARTICIPATES IN AND SUPPORTS FIREWISE

Forestry Inspection

Point	Lot	Latitude	Longitude	Description
1	2	39.07695	-104.81647	Active Ips infestation. Likely
2	3	39.07610	-104.81652	Active Ips and red turpentine
3	Tract A	39.07417	-104.81495	Large tree. Dying from wh (inactive) MPB infestation. T wildlife or removed to reduc
4	10	39.07366	-104.81510	Active Ips infestation
5	13	39.07172	-104.81693	Active Ips infestation
6	16	39.07182	-104.81538	Active Ips infestation. Anot with red turpentine beetle a
7	20	39.07192	-104.81111	Active Ips infestation
8	73	39.07305	-104.81074	Active Ips and red turpentine
9	76	39.07364	-104.81239	Active Ips infestation
10	64	39.07534	-104.80998	Wood pile full of Ips
11	64	39.07512	-104.80934	Active Ips infestation and p when dead and weakened.
12	52	39.07723	-104.80772	Active Ips infestation. Possib
13	51	39.07785	-104.80695	Wood pile infested with Ips s trees
14	51	39.07785	-104.80679	Wood pile infested with Ips s trees
15	50	39.07786	-104.80642	Active MPB and dwarf mistle
16	50	39.07790	-104.80637	Active MPB and Ips infestati
17	49	39.07789	-104.80516	Dwarf mistletoe pocket. there is no evidence of insect
18	77 & 78	39.07455	-104.81232	Tree Spacing has been imp lots



2022 CSFS SEEDLING FORM -- RYAN GARRETT OFFERED TO PICK UP IN WOODLAND PARK FOR HIGBY RESIDENTS



RETURN ADDRESS:
-113 S. Boundary St., Woodland Park, CO 80863

Questions?
(719) 687-2951

Order #:

*Scan and Email to:
CSFS_WoodlandPark@colostate.edu

MUST BE POSTMARKED OR E-MAILED NO LATER THAN March 15, 2021 for Alamosa Orders or March 30, 2021 for Canon City, La Veta, and Woodland Park Orders

Name _____ Primary Contact Phone Number _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Email _____
 I have read and agree to the conditions of sale:
 Signature _____ Method of Payment: Check Credit Card  

For your privacy, if paying by credit card we will call to obtain card info.

EXTRA LARGE POTTED TREES 1'-2' Tall
Trees Sold Individually for \$15.00 ea.

#	SPECIES	QTY	COST
403	Douglas-Fir		
404	Engelmann Spruce		
405	Ponderosa Pine		
410	Rocky Mtn. Juniper		
415	Wood's Rose		
424	Southwest White Pine		
453	Bur Oak		
460	Shrubby Cinquefoil		
461	False Indigobush		

LARGE TUBED TREES 5" – 12" Tall,
\$99.00 for 30 Trees of ONE Species

#	SPECIES	QTY	COST
202	Colorado Blue Spruce		
203	Douglas-Fir		
204	Engelmann Spruce		
205	Ponderosa Pine		
206	Eastern Red Cedar		
208	Lodgepole Pine		
210	Rocky Mtn. Juniper		
211	White Fir		

LARGE TUBED TREES 5" – 12" Tall,
\$99.00 for 30 Trees of ONE Species

#	SPECIES	QTY	COST
212	Bristlecone Pine		
214	Limber Pine		
216	Silver Buffaloberry		
217	Black Hills Spruce		
221	Mountain Mahogany		
226	Common Lilac		
228	Southwest White Pine		
237	Three Leaf Sumac		

SURVIVAL ACCESSORIES All Counties

#	ITEM	Size	QTY	COST Per Unit	TOTAL Cost (# x Cost)
501	Polymer	1/2 lb.		\$8.00	
502	Polymer	1 lb.		\$13.00	
504	Fertilizer Tablets	30 Tabs		\$6.00	
505	Fertilizer Tablets	50 Tabs		\$9.00	
506	Fertilizer Tablets	1000 Tabs		\$105.00	
507	Tree Guards w/ Bamboo	10 Guards/10 Stakes		\$10.00	
508	Bamboo Stakes	Bundle of 10		\$2.50	
510	Tree Shades	Bundle of 30		\$25.00	
512	Fabric Squares	Bundle of 10 w/ 40 pins		\$22.00	
513	Weed Barrier	300 ft. X 6 ft. Roll		\$110.00	

Please place your order early as quantities are limited!

Not finding what you are looking for? Call for additional species.

IF PAYING WITH A CHECK, YOUR PAYMENT MUST ACCOMPANY ORDER, make checks payable to: CSFS

CHECK MARK PICKUP LOCATION

Total for Trees and Shrubs.....	A	\$ _____
Total for Survival Accessories.....	B	\$ _____
Subtotal cost of trees + accessories.....	(A+B)=C	\$ _____
Add the tax percentage of pick-up location.....	(C x Tax %)	\$ _____
TOTAL AMOUNT DUE		\$ _____

LOCATION	Tax %
Woodland Park <input type="checkbox"/>	0.0799
Canon City <input type="checkbox"/>	0.054
La Veta <input type="checkbox"/>	0.094
Alamosa <input type="checkbox"/>	0.084

Architectural Control

- APPROVED THE FOLLOWING PROJECTS:
 - FENCE ALONG PERIMETER NEAR SANCTUARY POINT (x2)
 - NEW HOME 950 TINDER
 - SOLAR PANELS (x2)
 - SHED
 - POOL
 - WATER FEATURES
 - LANDSCAPE UPDATE
 - EXTERIOR COLOR OF HOME
 - SOLAR POWERED GATE
 - DECK REPLACEMENT (DID NOT REQUIRE ACC APPROVAL)

Issues/Concerns

- RESIDENT CONCERNS
 - TRAILERS/RVs/BOATS
 - GARBAGE CONTAINMENT
 - LOUD MUSIC
 - ROAMING PETS & BARKING DOGS

HOA Board Team

- KATE GUTTORMSEN (PRESIDENT) -2 YEAR TERM-WILL NEED REPLACEMENT NLT AUGUST 2022
- KIMBERLY WILL (VICE PRESIDENT)
- SUE CAGLE (TREASURER)- 2 YEAR TERM -WILL NEED REPLACEMENT NLT AUGUST 2022
- MINDI NELSEN (SECRETARY)-3 YEAR TERM AS SECRETARY & LEADING WELCOME COMMITTEE
- LARRY SMITH (BOARD MEMBER)-3 YEAR TERM-WILLING TO SERVE LONGER WITH NEXT BOARD
- ARCHITECTURAL CONTROL COMMITTEE
 - MICHAEL SCHROEDER
- FOREST MANAGEMENT
 - ALAN FELDKAMP
- WATER COMMITTEE AND REPORTING
 - DANIELLE LEVASSEUR

Reach us at: higbyestateshoa@gmail.com