

HIGBY ESTATES HOA
2022 ANNUAL MEETING
(JANUARY 8TH, 2024)

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

	Higby Estates Budget	2021 Approved	2021 Actuals as of 12/09/21	2022 Proposed	Notes
Income		\$9,137.00	\$11,973.66	\$9,132.50	
	Dues	\$9,130.00	\$9,131.00	\$9,130.00	
	Late Fees	\$0.00	\$150.00	\$0.00	
	Interest	\$7.00	\$2.66	\$2.50	
	Chipping Days	\$0.00	\$2,690.00		
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	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	\$191.15	\$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.
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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) 2023 REVIEW

- 2ND WETTEST YEAR ON RECORD SO SOME INTEREST IN MITIGATION WAS DOWN
- FOREST DEMO DAY WAS ATTEMPTED BY BILL SHUMAN ON JUNE 18TH BUT WAS CANCELED
- CHIPPING DAY 21 JUNE (DETAILS ON A LATER PAGE)
- · SUCCESSFUL REMOVAL OF OVER 250 CUBIC YARDS OF SLASH/FUEL – STAYED NEAR BUDGET AND PRICES TO CHIP STILL REASONABLE
- FOREST INSPECTION/MANAGEMENT BY COLORADO STATE FOREST SERVICE (CSFS) COMPLETED ON 21 SEPTEMBER SEVENTEEN (FIVE IN 2022) MPB AND IPS TREES IDENTIFIED. PLEASE WATCH FOR THE MISTLETOE, TOO
- ***REMOVE DISEASED TREES BY LATE MAY AND KEEP UP THE GOOD WORK! THANK YOU!***
- COMPLETED REQUIREMENTS FOR FIREWISE (2023 CERTIFICATE ATTACHED FOR YOUR HOME INSURANCE)

2024 LOOK AHEAD FOR WILDFIRE MITIGATION

- FOREST DEMO AND TRAINING DAY – JUNE OF 2024 POC NEEDED
- CHIPPING DAYS –JUNE 2024 CALL RYAN GARRETT OR ?? NOW FOR BIDS
 - WE PLAN ON TAKING BIDS FOR THE REMOVAL OF ABOUT 600 CUBIC YARDS OF SLASH
- SCHEDULE FOREST INSPECTION BY CSFS IN SEPTEMBER 2024
- KEEP UP THE GOOD WORK ON DISEASED TREES 12 IN '21, 5 IN '22, 17 IN '23
- QUESTIONS ON ANYTHING FOREST RELATED: SCOTT CAMPBELL AND MAYBE ALAN FELDKAMP

2023

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 2023
and is a participating site in good standing throughout the 2024 calendar year.


James T. Pauley, President, NFPA



January 3, 2024

Date Issued

- HIGBY HOA EARNED THE 2023-24 FIREWISE CERTIFICATE 12TH CONSECUTIVE YEAR
- FIREWISE MAY PROVIDE A DEDUCTION ON YOUR HOMEOWNER'S INSURANCE POLICY
- USAA PARTICIPATES IN AND SUPPORTS FIREWISE (\$100 PLUS REDUCTION ON HOMEOWNERS INSURANCE)





Higby Estates- Fall 2023

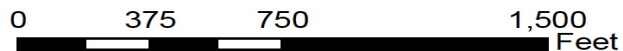


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Legend

-  Higby Estates Boundary
-  El Paso County Parcels
-  Trees of Concern
-  Higby Severe Mistletoe



Prepared by: Colorado State Forest Service
Woodland Park Field Office
September 27, 2023

2023-24 ACTION PLAN FOR FIREWISE CERT PAGE 1

Higby Estates Community Wildfire Protection Plan

December 2023

VI. Implementation Action Plan

<u>Action</u>	<u>Description</u>	<u>Est Timeline</u>
1-CWPP	<ul style="list-style-type: none">-Publish & distribute to all homeowners.-Revise/ update Implementation Action Plan.-Review/ update CWPP [every 5 yrs].	2023 Annual 2024, 2029
2-Provide Educational Information and Demonstrations	<p>Programs to increase awareness about forest health and wildfire risk reduction include -</p> <ul style="list-style-type: none">-<i>'Higby Firewise Notes'</i> periodic email newsletter.-Newcomer packets to all new residents.-HHOA website – Forest Health & Firewise information.-Consultations by Forestry Committee members.-Firewise demonstrations by CSFS & other experts.-Direct contacts with homeowners to provide information and to increase participation.-Improve messaging and delivery of educational information to create more interest in forest health and mitigation.-Topics for focus include –<ul style="list-style-type: none">-Fuel reduction is an essential part of forest stewardship.-Need for thinning to open the forest canopy, esp. Zones 2 & 3.-Hardening homes against firebrand attack.-Dwarf mistletoe management.-Beetle issues and slash cutting timing.-Safety training for using chainsaws and felling trees.-Forest management maintenance schedule for homeowners.	Annual

Screenshot

2023-24 ACTION PLAN FOR FIREWISE CERT PAGE 2

Higby Estates Community Wildfire Protection Plan		December 2023
3-Provide Resources to encourage and help homeowners to act	<p>Programs to help owners improve forest health, reduce wildfire risk, and improve wildfire preparedness include –</p> <ul style="list-style-type: none"> -Annual forest inspection by CSFS. -Annual chipping day. -Fire department 'windshield tour' of Higby. -Volunteer network of helpers. 	Annual
4-Develop a community-wide fuels reduction & wildfire preparedness strategy	<p>Programs include-</p> <ul style="list-style-type: none"> -Mitigate easements and drainage ditches along streets. -Complete mitigation of Common Lot A. -Mitigate vacant lots. -Driveway mitigation for safe ingress & egress for firefighters. -Reflective address signs at end of driveways to help firefighters. 	2024-25
5-Ensure safe evacuation for residents in a wildfire emergency	<p>Programs include -</p> <ul style="list-style-type: none"> -Develop and communicate an Emergency Preparation & Evacuation Plan specific to Higby. -Establish and communicate emergency notification systems, including reverse 911. -Update the Higby Directory for a chain-call notification system. -CERT training for Higby personnel. 	2024
6-Outreach with nearby communities	<p>-Improve awareness, communication and networking with nearby communities to help reduce regional wildfire risk. Eg - Bent Tree, Happy Landings, Woodmoor, Arrowwood III.</p> <p>-Work with developers to encourage incorporation of Firewise mitigation practices to help reduce regional wildfire risk. Eg – Sanctuary Pt, Home Place Ranch, Grandwood Ranch.</p>	2024-25
7-Retain Firewise Community status	Become a Fire Adapted Community	Annual

Architectural Control

- APPROVED THE FOLLOWING PROJECTS:
 - FENCE ALONG PERIMETER NEAR SANCTUARY POINT (x2)
 - NEW HOME 950 TINER
 - 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