



**Higby Estates Homeowners Association**  
**P.O. Box 763**  
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November board meeting minutes

November 16, 1055 Dolan Drive, 7pm

Attendance:

Joel Nelson, president

Mindi Nelson, treasurer

Kimberly Will, vice president, secretary

Several beetle trees have been identified by the Colorado State Forest Service (CSFS) on November 11, 2022 and need to be removed. The CSFS also recommends that wood piles be covered, chipped or removed from yards to prevent future beetle problems. Letters will be drafted and sent out to inform residents who have not already taken care of beetle trees/wood piles.

New insurance will be sought out as two of our three insurance policies are going to be discontinued. Mindi is seeking out quotes and getting more information.

The Annual meeting is approaching. To ensure that we meet a quorum, we will need 30% of 83 houses, or 25 votes. An email reminder will be sent out to encourage attendance at the meeting and to remind homeowners to send in their proxies if they are not able to attend the meeting.

Three houses in Higby Estates reported an overage on their water usage. Letters regarding water fines will be drafted and sent out.

Higby Estates currently has money in CD's and in a bank account. We will pursue consolidating Higby Estates' money to one bank, but separate accounts, to streamline the process for future board members to take over.

Directory data shared with us at the annual picnic needs to be checked against the current directory to ensure we have the most current and accurate information for the neighborhood.

