**Higby Estates HOA Meeting Minutes**

**March 4, 2021**

A Zoom meeting was held, following were the attendees:

* Kate Guttormsen – President
* Kimberly Will – Vice President
* Susan Cagle – Treasurer
* Mindy Nelson – Secretary
* Larry Smith – Architectural Control Committee (ACC)
* Allan Feldkamp – Forestry Committee
* Marcy Jackson – Resident
* Phil & Suzanne Acevedo - Resident

Formal HOA Meetings will take place about every 8 weeks to provide updates. All residents are welcome to join the meetings via ZOOM.

**HOA Dues:**

All have been collected except from 4 lots. HOA is aware of one payment enroute.

**Water Fines:**

All have been collected accept from 3 lots. HOA is communicating with those 3 owners.

**New residents:**

* New family on Tiner.
* Empty lot has been purchased. Some concern of drainage on the lot. Builder has ordered sight survey.
* Colonial Park Dr. home has sold.

**ACC Submissions:**

* Board approved 1 shed.
* Board approved 1 Privacy Fence. Sanctuary Point put in a trail 25yrds from property.
* 1 detached garage submitted with site survey. Board is waiting on plan submission.

**Welcoming New Residents:**

* When a new homeowner moves into the neighborhood we will welcome them with a gift, letter, and include water consumption information to help residents understand the water situation at Higby Estates. We want to lessen the chance of residents being surprised by the water regulations.
* Water regulations will be updated on website.

**Alan Feldkamp- Forestry Committee**

1. Sept 21st CO State Forest Service did a review. 1 resident has responded and taken care of the problem. 15 residents have not responded. We need to follow up and encourage tree removal to protect all properties.
2. To maintain our Firewise Community Standard we need to host an education project and chipping day. Andre Muton is connected with Trilakes United Methodist church. He had 50 HOA members online to educate homeowners. We would like him to offer a virtual education project to Higby Estates residents to inform them on forest care and planting new trees. We need 20-25 people to meet the requirements. We will distribute a signup to gauge interest.

1. Trilakes United Methodist church has a chipping machine they are renting to HOAs. It’s $500 a day. Homeowners make their pile and chip it themselves. We will create a schedule and homeowners take care of the chipping. They give a great amount of training. Anyone who has branches to chip they meet, get training, and each homeowner chips their own.

1. We are looking to offer a convenient option and a less costly option. Chipping day will take place in May with a second opportunity in the fall.

**Common Lot:**

We will review the plan. The bylaws and covenants require us to take care of the common lot. The lot needs to be cleaned first. The budget is $475 this year. This will be a long-term project. This budget for this year will barely clean up the mess.

We are considering bringing in an expert (such as the Colorado Forest Service) to look over the area and determine any hazards. Is anyone interested in joining the working group to look at how we can improve that area and make it useable for the community? If you are interested please email the HOA at higbyestateshoa@gmail.com

**Complaints:**

Zero complaints this quarter.