

**Higby Estates Homeowners Association**

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August board meeting minutes

August 15, 2023, 790 Lavelett Lane, 7pm

Attendance:

Joel Nelson, President

Mindi Nelson, Treasurer

Kimberly Will, Vice President, Secretary

Larry Smith, Board Member

The meeting came to order at 7pm. Mindi notified the board that:

* All water fines have been paid.
* Any trees marked for removal due to Bark beetle infestation have been removed.

Truing up the Water Rights

The board was notified on March 10th by Douglas H. Barber, president of the Great Divide Water Company, that the water rights were not properly deeded to the Higby Estates Homeowners Association at its inception in 1998.

* To correct this issue, Douglas Barber attached a Bargain and sale Deed which needed to be signed. The board sought legal counsel from Chris Cummins, from the law office of MONSON, CUMMINS, SHOHET & FARR, LLC, to ensure that there was no oversight from the board.
* On recommendation by Chris Cummins, the deeds were signed.
* In addition, the paperwork has been filed with the Great Divide Water Company.

Committees:

The board voted and unanimously agreed on a new member, Keith Hittle, for the Architecture Control Committee (ACC)

The board will reach out to potential candidates for Forest Management as the current member, Alan Feldcamp, would like to step down. We appreciate all that Alan has done for our neighborhood.

The Board in looking for a volunteer to head a committee to welcome new neighbors into the neighborhood. Please reach out to us if you are interested.

Administrative:

With the purchase of each home in Higby Estates, the board must evaluate a property for good standing and file paperwork with the title company. The board moved to add an administrative fee to cover this transaction. The board voted, unanimously, to install a $200 transfer fee during the purchase of a house within Higby Estates. This fee will be passed onto the title company and paid for by the buyer into Higby Estates Homeowners Association (unless agreed upon by the buyer and seller).

Mindi requested El Paso Transportation fix the potholes in the road on Higby while exiting Colonial Park Drive. To date, no fix has been made.

The board discussed the neighborhood picnic which will take place Sept 10th at 4pm. The board will provide Brisket catered by Firehouse on the Run for 70 people. Residents can bring a side/dessert and drink to share with their neighbors.

As a board, we want to encourage all neighbors to be vigilant in looking at their tree health. Any resident may call the Forest Service at 719-687-2921 to have a professional walk their property for a nominal fee if they have any questions or concerns regarding their trees.