

HOA Board of Directors Meeting Minutes
December 29, 2020

- I. Meeting was called to order at approximately 7:10 PM (late due to technical difficulties on Board's end) with HOA Board Members President Kate Guttormsen, and Treasurer Susan Cagle in attendance at St. Peter Church. Other attendees at the church included Danielle Levasseur (Water Reporting), Allan Feldkamp (Forest Management Committee), Michael Schroeder (Architectural Control Committee). Ten other homeowners attended by Zoom.
- II. New HOA Board Members (September 2020):
 - a. Kate Guttormsen (President)
 - b. Kimberly Will (Vice President)
 - c. Sue Cagle (Treasurer)
 - d. Mindi Nelsen (Secretary)
 - e. Larry Smith (Board Member)
- III. Multiple topics were discussed. The following list is in no particular order:
 - a. 2020 BUDGET:
 - i. Year ending with less than \$75 over budget—good job.
 - ii. Community Banks of Colorado Checking Balance is \$18,827.71.
 - iii. ENT Federal Credit Union two CDs totaling \$15.6K.
 1. New HOA Treasurer and President will work to get access to ENT account to confirm CD values.
 - b. 2021 BUDGET Highlights:
 - i. Introduced new Zoom Annual Subscription in order to be able to host HOA Meetings while accommodating COVID restrictions.
 - ii. New budget line item to Upgrade Common Lot.
 - iii. 39 Homeowner HOA Dues paid to date, 44 to go.
 - iv. No exceptions were taken to the 2021 Budget sent out 4 days in advance of this meeting, so 2021 Budget is approved.
 - c. WATER REPORT:
 - i. Assuming 146,630 Gallons allotted to each household:
 1. Ten households (12.82%) overran water allotment
 2. Eight water fines have been issued; awaiting homeowner responses prior to 31 Jan 2021.
 - ii. If 121,674 Gallons were allotted to each household, 25 (32.05%) households would have overrun their water allotment.
 - d. FOREST MANAGEMENT:
 - i. 2020 Review:
 1. Forest Demo Day not held due to COVID restrictions
 2. Chipping Days and Colorado State Forest Service (CSFS) Inspection were held.
 3. CSFS issued "2020 NATIONAL FIREWISE USA PROGRAM CERTIFICATE OF RECOGNITION" (8th year in a row) recognizing accomplishments of Higby Estates Homeowners for managing the forest in order to mitigate fire danger. Homeowners can share with insurance companies and may get reduced rates.

HOA Board of Directors Meeting Minutes
December 29, 2020

- ii. 2021 Look Ahead:
 - 1. Demo Day tentatively scheduled for May 8th
 - 2. Chipping Days scheduled for 18-21 May. HOA looking at a second Chipping Day in September-October.
 - 3. CSFS Inspection scheduled for 20 September 2021
- e. ARCHITECTUAL CONTROL:
 - i. Briefed 2020 approved and pending projects
- f. ISSUES/CONCERNS:
 - i. Concerns with a home having many cars on Colonial Park Dr.
 - ii. Roaming Pets: Please keep your pets on your property
 - iii. HOA website now updated with county recorded covenants
 - iv. Board meetings will be held every ~8 weeks via Zoom.
- g. QUESTIONS/ACTIONS:
 - i. Will HOA consider scheduling second Chipping Day in Fall 2021 at homeowners' expense?
 - ii. HOA Board will send out Seedling Tree Order Forms with FIREWISE Certificate of Recognition. The Certificate may present an opportunity for a reduction in individual homeowners' insurance costs depending on their selected insurance company.
 - iii. Desire to finalize Revisions/Amendments to Covenants & By-Laws previously reworked in 2015. HOA will look into this and propose something to the community