



HIGBY ESTATES HOA 2022 ANNUAL MEETING

12/5/22

- JOEL NELSON (PRESIDENT)
- KIMBERLY WILL (VICE PRESIDENT)
- MINDI NELSON (TREASURER AND SECRETARY)
- LARRY SMITH (BOARD MEMBER)

AGENDA

- BOARD UPDATES
- WATER USAGE 2022
- WILDFIRE MITIGATION COMMITTEE
- ARCHITECTURAL CONTROL COMMITTEE
- BUDGET (2022 & 2023)
- ISSUES/CONCERNS
- DISCUSSION

HOA Key Committees

- ARCHITECTURAL CONTROL COMMITTEE
 - MICHAEL SCHROEDER
 - LARRY SMITH
- FOREST MANAGEMENT
 - ALAN FELDKAMP
- WATER COMMITTEE AND REPORTING
 - DANIELLE LEVASSEUR

HOA Board Updates

- BOARD CHANGEOVER - NEW HOA PRESIDENT, JOEL NELSON
 - HAND OVER IN MAY 22
 - BANK ACCOUNTS, PO BOX
- UPDATED COMMON AREA AND BOARD INSURANCE
- ZELLE - MANY REQUESTS TO USE THIS TOOL
 - BANK DOES NOT ALLOW USAGE
 - FEES NEED TO BE MAILED
- COMMON LOT (FIRE MITIGATION & CLEAN UP)
- ANNUAL PICNIC AUGUST 2022
- 3 WATER FINE LETTERS SENT
- 4 TREE REMOVAL/ WOOD PILE LETTERS SENT

Water Update – DANIELLE LEVASSEUR

HIGBY ESTATES ANNUAL WATER METER SUBMISSION October 31, 2022

2022 Higby Estates Water Meter Submission @ 146,630 Gallons

Category	Count of Households by Use	Total
0% - 25% of Permitted Amount		0
26% - 50% of Permitted Amount		24
51% - 75% of Permitted Amount		20
76% - 100% of Permitted Amount		20
101% - 125% of Permitted Amount		3
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		79
Total Count Households That Overran		3
Total Percentage Households That Overran		3.8%

2022 Higby Estates Water Meter Submission @ 121,674 Gallons

Category	Count of Households by Use	Total
0% - 25% of Permitted Amount		4
26% - 50% of Permitted Amount		15
51% - 75% of Permitted Amount		18
76% - 100% of Permitted Amount		21
101% - 125% of Permitted Amount		19
126% - 150% of Permitted Amount		2
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		79
Total Count Households Would Have Overran		21
Total Percentage Households Would Have Overran		26.6%

- 2022 Notes:**
- All readings are actual. Thank you Higby Homeowners!
 - Average use 92,404 gallons, up from 89,526 gallons last reporting period
 - Overall community use increased 3% versus decrease of 15% previous year over year.
 - Households over limit decreased year over year (three in 2022 versus four in 2021).
 - Annual permitted/forced limit is 146,630 gallons, including outside irrigation
 - Outside irrigation is also limited to 1,470 square feet.

2022 HIGBY ESTATES RESULTS

92,404	Total Metered Use in Gallons
7,299,897	Average Active Wells - Gallons
22,4026	Total Community Use - Gallons
22,4026	Total Community Use - Acre-Feet
31,3660	Permitted Use - Acre-Feet*
22,4026	Less Total Community Use - Acre-Feet
8,9634	OK--DIDN'T OVERRUN AUGMENTATION PLAN
3	Overrun Count of Reporting Households
3.80%	Overrun % of Reporting Households

*31,3660 is the revised, lower total use per 4/7/1998 amendment

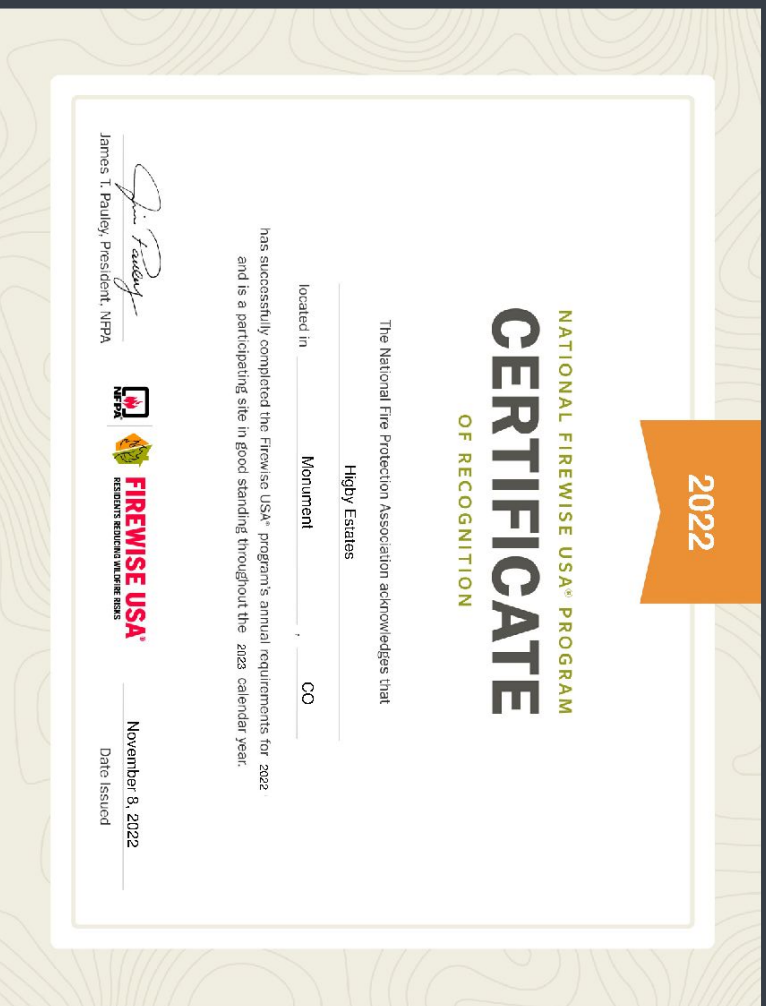
HOA WILDFIRE MITIGATION TEAM (WMT)

— ALAN FELDKAMP

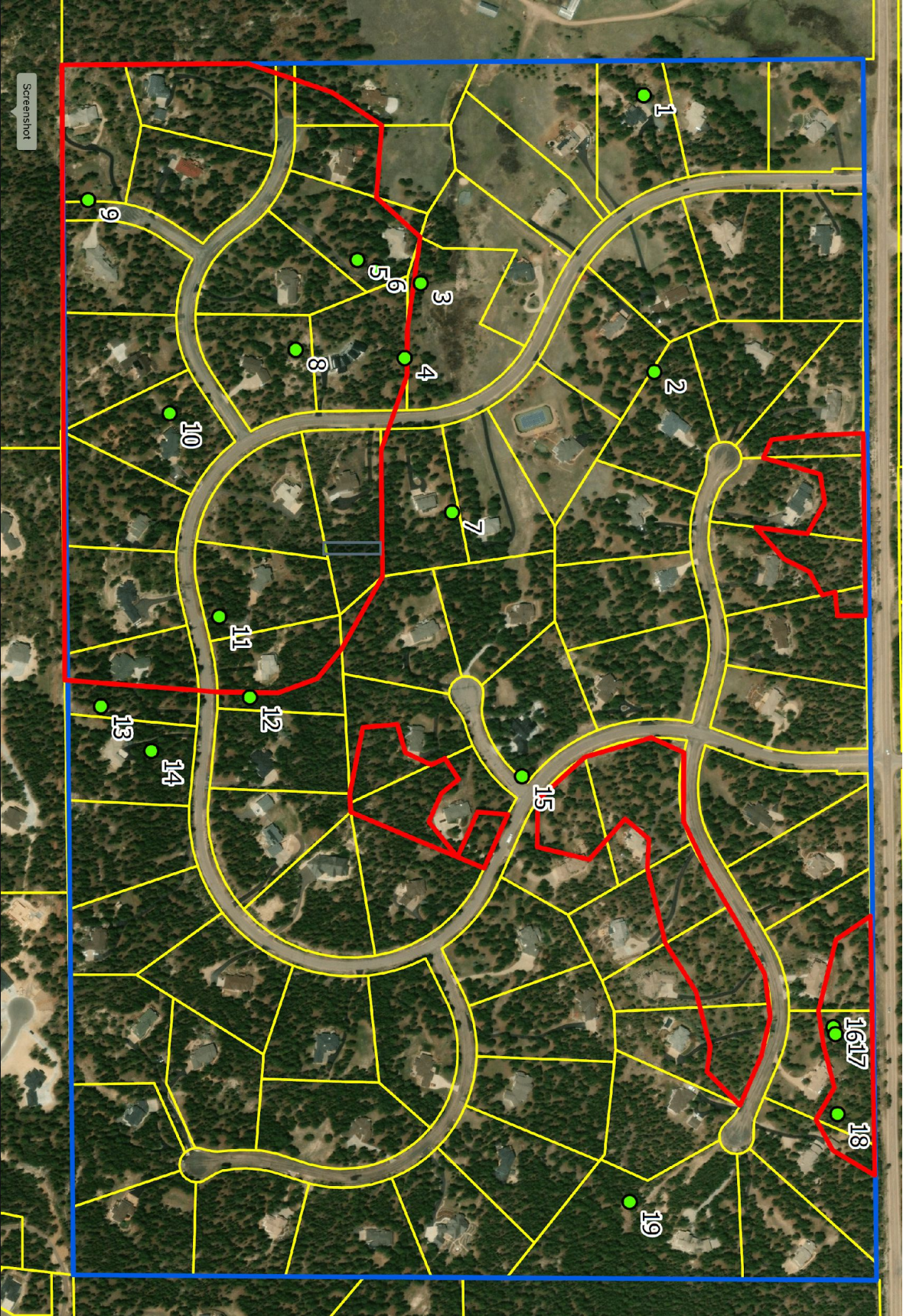
- FOREST DEMO DAY HOSTED BY BILL SHUMAN ON JUNE 18TH
- CHIPPING DAYS 4-15 JUNE (DETAILS ON LATER PAGE)
- SUCCESSFUL REMOVAL OF OVER 550 CUBIC YARDS OF SLASH/FUEL – STAYED NEAR BUDGET
- FOREST INSPECTION/MANAGEMENT BY COLORADO STATE FOREST SERVICE (CSFS) COMPLETED ON 11 OCTOBER (FIVE MPB AND IPS TREES IDENTIFIED) PLEASE WATCH FOR THE MISTLETOE
- **REMOVE DISEASED TREES BY MAY AND KEEP UP THE GREAT WORK! THANK YOU!**
- COMPLETED REQUIREMENTS FOR FIREWISE (2022 CERTIFICATE ATTACHED FOR YOUR HOME INSURANCE)

Look A Head for Wildfire Mitigation

- FOREST DEMO AND TRAINING DAY – JUNE OF 2023
- CHIPPING DAYS – 15-16 JUNE 2023
 - WE PLAN ON TAKING BIDS FOR REMOVAL OF ABOUT 600 CUBIC YARDS OF SLASH
- FOREST INSPECTION BY CSFS SCHEDULED FOR 21 SEPTEMBER 2023
- KEEP UP GOOD WORK ON DISEASED TREES 12 IN '21 AND ONLY 5 IN '22
- QUESTIONS ON ANYTHING FOREST RELATED: ALAN FELDKAMP OR BILL SHUMAN



- HIGBY HOA EARNED THE 2022-23 FIREWISE CERTIFICATE (11TH CONSECUTIVE YEAR)
- MAY PROVIDE DEDUCTION ON YOUR HOMEOWNERS INSURANCE POLICY
- USAA PARTICIPATES IN AND SUPPORTS FIREWISE



2023 CSFS SEEDLING FORM

Ryan Garrett offered to pick up seedlings in Woodland Park for Higby Residents

Questions?

(719) 687-2951

Order #:

RETURN ADDRESS:
-113 S. Boundary St., Woodland Park, CO 80863

**MUST BE POSTMARKED OR
EMAILED NO LATER THAN March 15, 2024 for Alamosa Orders or March 30,
2024 for Canon City, La Veta, and Woodland Park Orders**

*Scan and Email to:
CSFS_WoodlandPark@colostate.edu

Name _____ State _____
Mailing Address _____ City _____
Zip Code _____
Email _____
Signature _____
Primary Contact Phone Number _____

I have read and agree to the conditions of sale:

Method of Payment: Check

Credit Card



For your privacy, if paying by credit card we will bill the cardholder.

EXTRA LARGE POTTED TREES 1'-2" Tall Trees Sold Individually for \$15.00 ea				LARGE TUBED TREES 5" - 12" Tall, \$99.00 for 30 Trees of ONE Species				LARGE TUBED TREES 5" - 12" Tall, \$99.00 for 30 Trees of ONE Species			
#	SPECIES	QTY	COST	#	SPECIES	QTY	COST	#	SPECIES	QTY	COST
403	Douglas-Fir			202	Colorado Blue Spruce			212	Bridlecone Pine		
404	Engelmann Spruce			203	Douglas-Fir			214	Lumber Pine		
405	Ponderosa Pine			204	Engelmann Spruce			216	Silver Buffaloberry		
410	Rocky Mtn. Juniper			205	Ponderosa Pine			217	Black Hills Spruce		
415	Wood's Rose			206	Eastern Red Cedar			221	Mountain Mahogany		
424	Southwest White Pine			208	Lodgepole Pine			226	Common Lilac		
453	Bur Oak			210	Rocky Mtn. Juniper			228	Southwest White Pine		
460	Shrubby Chinquetail			211	White Fir			237	Three Leaf Sumac		
461	False Indebush										

SURVIVAL ACCESSORIES All Counties

#	ITEM	Size	QTY	COST Per Unit	TOTAL Cost (# x cost)
501	Polymer	1/2 lb.		\$8.00	
502	Polymer	1 lb.		\$13.00	
504	Fertilizer Tablets	30 Tabs		\$6.00	
505	Fertilizer Tablets	50 Tabs		\$9.00	
506	Fertilizer Tablets	1000 Tabs		\$105.00	
507	Tree Guards w/ Bamboo	10 Guards/10 Stakes		\$10.00	
508	Bamboo Stakes	Bundle of 10		\$2.50	
510	Tree Shades	Bundle of 30		\$25.00	
512	Fabric Squares	Bundle of 10 w/ 40 pins		\$22.00	
513	Weed Barrier	300 Ft. X 6 Ft. Roll		\$110.00	

**IF PAYING WITH A CHECK, YOUR PAYMENT MUST ACCOMPANY ORDER,
make checks payable to: CSFS**

Total for Trees and Shrubs.....	A	\$	
Total for Survival Accessories.....	B	\$	
Subtotal cost of trees + accessories.....	(A+B)-C	\$	
Add the tax percentage of pick-up location.....	(C x Tax %)	\$	
TOTAL AMOUNT DUE		\$	

LOCATION	Tax %
Woodland Park <input type="checkbox"/>	0.0799
Canon City <input type="checkbox"/>	0.054
La Veta <input type="checkbox"/>	0.094
Alamosa <input type="checkbox"/>	0.084

Please place your order early as quantities are limited!

Not finding what you are looking for? Call for additional species.

CHECK MARK PICKUP LOCATION

Architectural Control

— LARRY SMITH/ MICHAEL SCHROEDER

APPROVED THE FOLLOWING PROJECTS:

- NEW HOME ON DOLAN DR
- GARAGE ON COLONIAL PARK
- GARAGE ON CARNAHAN CT

DISAPPROVED PROJECTS:

- MOBILE HOME

2022 Budget

- Executed as Planned
- Slight Underrun

Other Assets		\$43,034.94	As of Date
Community Bank Checking Balance		\$27,418.02	12/4/2022
ENT account		\$15,616.92	3/9/2019
HOA Title to 3.41 acres		\$0.00	12/4/2022

Higby Estates 2022 Financial Report		Approved Budget	Actual To-Date	Delta
Income				
Dues	\$9,130.00	\$9,130.00	\$9,130.00	\$100.00
Late Fees	\$0.00	\$100.00	\$100.00	\$0.00
Expenses				
Great Divide Water Company	\$1,375.00	\$1,066.50	\$308.50	
Commercial Liability Insurance	\$593.00	\$593.00	\$0.00	
Directors and Officers Insurance	\$1,109.00	\$1,109.00	\$0.00	
Commercial Umbrella Insurance	\$678.00	\$678.00	\$0.00	
Post Office Box	\$254.00	\$276.00	-\$22.00	
State Registration Fees	\$10.00	\$10.00	\$0.00	
NEPCO Dues	\$35.00	\$35.00	\$0.00	
Department of Treasury (Fed Taxes)	\$72.00	\$7.00	\$65.00	
Annual Meeting	\$200.00	\$500.00	-\$300.00	
Zoom Meeting Pro Annual Subscription	\$160.00	\$160.00	\$0.00	
Maintain Common Lot	\$555.00	\$300.00	\$255.00	
Community Picnic	\$500.00	\$760.15	-\$260.15	
Postage and Supplies	\$15.00	\$100.24	-\$85.24	
Maintenance	\$150.00	\$0.00	\$150.00	
Welcome Packages	\$80.00	\$0.00	\$80.00	
Square Space Website	\$164.00	\$164.00	\$0.00	
Forest Inspection	\$1,036.00	\$880.00	\$156.00	
Demo Day	\$400.00	\$254.87	\$135.13	
Chipping Day	\$1,200.00	\$880.00	\$320.00	
Legal	\$500.00	\$4.33	\$495.67	
Miscellaneous	\$44.00	\$16.69	\$27.31	
Net Balance	\$0.00	\$1,425.22		

2023 Budget

- No HOA Due Increase
- Plan to keep the budget flat

Higby Estates Budget		2022 Approved	2022 Actuals	2023 Proposed
Income		\$9,130.00	\$9,130.00	\$9,130.00
	Dues	\$9,130.00	\$9,130.00	\$9,130.00
Expenses		\$9,130.00	\$7,670.45	\$8,927.00
	Great Divide Water Company	\$1,375.00	\$1,066.50	\$1,375.00
	Liability Insurance	\$593.00	\$593.00	\$609.00
	Directors & Officers Insurance	\$1,109.00	\$1,109.00	\$1,109.00
	Commercial Umbrella Insurance	\$678.00	\$678.00	\$678.00
	Post Office Box	\$254.00	\$276.00	\$276.00
	State Registration Fees	\$10.00	\$10.00	\$10.00
	NEPCO Dues	\$35.00	\$35.00	\$35.00
	Department of Treasury	\$72.00	\$7.00	\$7.00
	Annual Meeting	\$200.00	\$400.00	\$300.00
	Zoom Meeting Pro Annual Subscription	\$160.00	\$160.00	\$0.00
	Maintain Common Lot	\$555.00	\$300.00	\$555.00
	Community Picnic	\$500.00	\$780.15	\$700.00
	Postage and Supplies	\$15.00	\$100.24	\$15.00
	Maintenance	\$150.00	\$0.00	\$150.00
	Welcome Packages	\$80.00	\$0.00	\$0.00
	Square Space Website	\$164.00	\$164.00	\$164.00
	Forest Inspection & Report	\$1,036.00	\$850.00	\$900.00
	Demo Day	\$400.00	\$264.87	\$300.00
	Chipping Day	\$1,200.00	\$880.00	\$1,200.00
	Legal	\$500.00	\$0.00	\$500.00
	Miscellaneous	\$44.00	\$16.69	\$44.00
Net Balance		\$0.00	\$1,459.55	\$203.00

Issues/Concerns

THANK YOU RESIDENTS FOR DISCUSSING MATTERS IN A NEIGHBORLY WAY. THERE HAVE BEEN VERY LITTLE ISSUES/CONCERNS.

Wrap Up and Vote

- BUDGET VOTE
- FESTIVE ATTIRE AWARDS

Thank you for coming!

Please be sure to meet a new neighbor.

Reach the Board at: higbyestateshoa@gmail.com