

Highland Park Homeowners Association
Minutes
March 13, 2017

Attending: Susan Key, Marcia Lotito, Eva McMullen, Kristin Wieggers, Alison and Vince Colbert

- I. 6:11 p.m. Meeting called to order
- II. Approval of minutes from last meeting: Susan motions, Marcia seconds. Minutes approved.
- III. Reports of Officers:
 - A. Bid requested from Gardner Painting for painting vertical panels on shared common decks in Building C and vertical panels on entry porches Buildings A and B, including repairs as needed.
 - B. Discussed waiting approximately 2 years to request bid for painting siding on all buildings. Two painting contractors have suggested urgent need to paint siding on west side of building C in 2017, this will be requested in future bids.
 - C. All 2017 painting bids requested will include only vertical panels and decks (NOT balconies).
 - D. Discussed proper respirator protection being responsibility of employees on paint crews, not mandated by painting contractors.
 - E. Landscaping - replacing mulch with 1.5" river- rock
 1. Discussed samples of 1.5" red-toned river-rock from Storjohann called "Colorado Rose".
 2. Discussed appropriate areas for placement of rock.
 3. Discussed Tom agreeing to provide labor for project.
 4. Discussed purchasing a cost effective heavy-duty wheelbarrow for project to be stored on property and used as necessary for future projects.
 5. Discussed pursuing placement of rock in April 2017.
 6. Susan motions to approve use of "Colorado Rose" river-rock to be ordered from Storjohann. All vote yes - motion passes.
- IV. New Business
 - A. HOA reserves are not currently available for repainting interiors of balconies.
 - B. Discussed owners requesting paint for touchup use on balconies being provided by HOA, as balcony maintenance cost is responsibility of HOA.
 - C. Increasing HOA dues to \$275 will be discussed and presented for community vote at annual meeting on May 16, 2017, Rudolfo Corky Gonzales Library, 6pm.
 - D. Kris contacting Denver city officials again re: dumpster behind mattress store being used by people without homes.
 - E. Discussed securing dumpster on property.
 1. No effective way to secure dumpster.
 2. Current trash vendor charges HOA \$50 per item left inside enclosure, but outside dumpsters.
 3. Discussed placing signage inside enclosure informing owners/ tenants of \$50/ per item left outside of dumpsters charged to HOA.

4. Requests may be made for an increase in police patrol of alley south of property by contacting Denver 311 Help Center online, or by phone @ 311.
- V. Annual meeting is scheduled May 16, 2017, Rudolfo Corky Gonzales Library, Eugene Lucero Room, 6pm. Quorum must be met in order that meeting take place. Proxies will arrive via USPS, and may be signed and returned to Capitol Hill Management Co. if attendance is not possible.
- VI. Meeting adjourned at 6:53 pm