



HIGH CHAPARRAL RANCH

HOMEOWNERS ASSOCIATION
P.O. BOX 4397
GYPSUM, CO 81637

October 11, 2017

Annual meeting of High Chaparral Ranch Homeowners Association was held on October 11, 2017 at 5:00 p.m. at the Gypsum Public Library.

Owners Present:

Lot 1 - Absent
Lot 2 - Absent
Lot 3 - Dave & Maxine Medina
Lot 4 - Absent
Lot 5 - Western Living LLC
Lot 6 - Karen Nulle
Lot 7 - Proxy-David Medina
Lot 8 - Absent
Lot 9 - Absent
Lot 10 - Western Living LLC
Lot 11 - Leavitt & Gay LLC
Lot 12 - Richard & Kim McGhee
Lot 13 - Proxy-David Medina
Lot 14 - Western Living LLC
Lot 15 - Absent
Lot 16 - Dave & Maxine Medina
Lot 17 - Marty Jones

Introduction of owners took place for the new owner of Lot 17.

Minutes of October 9, 2016 annual meeting were approved.

Financials – Operating: Financials for August 2017 were reviewed. There is \$18,245.93 in the operating account. Our expenses are lower than our budget by \$4,600.92. We are under budget on all expenses except office supplies, and snowplowing. All owners are current with their dues.

Financials – Reserve Fund: We have \$15,178.29 in our reserve account after we paid \$15,400 for our new entrance arch.

Election of Board Members: Kim McGhee was re-elected. Her term will end August 2020.



Page 2
HOA Meeting Minutes
October 11, 2017

Entrance: Landscape Maintenance: Everyone is happy with the job SHC is doing on the entrance. We will continue to have Mike Stevens spray the cottonwood suckers on the entrance. Stevens Nursery sprayed our shoulders for weeds once.

Ground Squirrels: We will continue to provide gas bombs to kill the ground squirrels

Fencing: The board is trying some new metal rails on the entrance fencing instead of wood rails. The first section of fencing on the east and west side of the front entrance will be replaced with metal rails to see if we like how the metal looks.

Reserve Study: The current reserve study was distributed to the HOA owners. There is money to complete the projects that are on our reserve study.

Gate Maintenance/Operations: The previous gate company said they could not fix our gates and make them work. We hired the original installer (DJ Electric, Inc.) to see if they could determine why our gates were not working correctly. The previous gate company did not know what to do so they greased the gears and in the process had dropped some metal nails in the box which were hitting the gears. After DJ cleaned the gears and removed the metal pieces the gate has worked great.

Other Business: Light Industrial: Owners decided for now to not complaint to the town regarding the piles of dirt and rocks.

Cleanup Day Spring: Will continue to have a Spring cleanup day/kill ground squirrels in April.

DRC Questions: Lot 17 was reminded to bring his preliminary design to the DRC before he got too far along.

HCR Website: Let everyone know we have a new website "highchaparralranch.com."

Snowplowing 2017-2018: Craig Large will snowplow our project for \$100/hour on an as need basis. He will also plow the individual driveways that are privately owned. Owners of driveway easements will have to pay for their snowplowing based on their percent determined in the Agreement of easement, Road use, Utility and maintenance document filed with the county when the subdivision was created. Kim will do a map of square footages for each road section privately owned to determine how much each lot owes.

Meeting adjourned at 6:00