



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

October 18, 2018

Annual meeting of High Chaparral Ranch Homeowners Association was held on October 18, 2018 at 6:00 p.m. at the Vail Public Library.

**Owners Present:**

Lot 1 - Jaime & Erika Gonzalez  
Lot 2 – Eduardo & Teresa Lozano  
Lot 3 – Dave & Maxine Medina  
Lot 4 - Absent  
Lot 5 – Western Living LLC  
Lot 6 – Karen Nulle  
Lot 7 –David Prater  
Lot 8 – Proxy – Tracy Dilley  
Lot 9 – Absent  
Lot 10 –Western Living LLC  
Lot 11 – Leavitt & Gay LLC  
Lot 12 – Richard & Kim McGhee  
Lot 13 –Kent & Carol Osteen  
Lot 14 – Western Living LLC  
Lot 15 - Absent  
Lot 16 – Absent  
Lot 17 – Proxy-Kim McGhee

Introduction was made of our HOA attorney David Firman.

Minutes of October 11, 2017 annual meeting and minutes of August 18, 2018 Special meeting were presented for approval. No owner was willing to make a motion to approve the minutes. These minutes will be approved at our 2019 annual meeting.

**Financials – Operating:** Financials for August 2018 were reviewed. There is \$13,632.45 in the operating account. Our expenses are lower than our budget by \$1,646.57. We are under budget on all expenses except legal fees and postage. All owners are current with their dues.

**Financials – Reserve Fund:** We have \$18,227.36 in our reserve account after we paid \$20,800 for our new security gate.

**Reserve Study:** The current reserve study had been mailed to all the owners. Reserve study is the same as last year. There is money to complete the projects that are on our reserve study.



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**2019 Annual Operating Budget:** The 2019 Operating budget was reviewed by the treasurer. Dues have increased \$50 a quarter per lot due to the increase in legal fees. The services in lieu of assessments have been budgeted for repayment over the next three years. The budget has been approved by the board. The homeowners do not need to ratify the operating budget.

**2019 Annual Reserve Fund Budget:** The 2019 Reserve Fund Budget has remained the same at \$100 per lot per quarter. The budget has been approved by the board. The homeowners do not need to ratify the reserve fund budget.

**Security Gate Replacement:** We received \$16,776.12 for the cost of replacing the damaged side of the security gate. The insurance company sent a check to the HOA for \$15,776.12. In addition we were reimbursed \$1,000 for our deductible. Owners asked question regarding if changes were made to the workings of the gate when the new gate was installed. There were no changes on the working of the gate. It was suggested that gate codes be changed once a year.

**Declarant services provided in lieu of Assessments:** Owners were mailed the explanation of the declarant services provided in lieu of Assessments. If additional information is needed, please complete the "Request to inspect records" form.

**Recording of Annual Meetings and Board Meetings:** At the recommendation of the HOA attorney, the board secretary will have the only recording of the annual meeting or board meetings minutes. Recordings of the annual meetings and board meetings will be deleted once they are used to transcribe the meeting minutes and are approved by the board.

**Voting Classes Elections:** The attorney explained how Voting Classes Elections work for those owners who were not at the Special meeting on August 15, 2018.

**Election of Board Members:** Nominations for Election to the board were Patrick Dauphinais. David Medina was nominated from the floor by Lot 12. There were 8 Class A shares voted for David Medina and one abstained. Class B & C shares voted for Patrick Dauphinais. Patrick Dauphinais was voted to the board with a 3 year term which will expire at the annual meeting 2021.

**Compliance with Covenants:** Our attorney has advised us to enforce all the rules to all the owners. The increase pressure on owner's compliance is coming from the attorney's office. The board is enforcing the rules uniformly and non-discriminately. The attorney explained his role and experience with HOA's.



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**Questions and Answers:**

An owner had a question on lots paying dues. "Request for records form" includes the three previous years of financials, and tax returns. Covenants, by-laws, declarations are all on the website. Board Meeting Minutes and Annual Meeting Minutes are all available.

There was discussion on the number of board members. The majority must be owners. The declarant rights are gone. Karen Nulle is the owner of Lot 6. She is part of the board by being the owner of Lot 6. David our attorney does not recommend having 5 board members for an Association of 17 owners. Board members would have to vote to approve an increase of board members from 3 to 5.

Any requests from homeowners for agenda items for the board meetings can be emailed [hcr.hoa@vail.net](mailto:hcr.hoa@vail.net). An owner thought it would be good to have "slow children" signs. Board will put on the agenda for their next board meeting. Board meeting notice of date and time will be emailed to homeowners at least 48 hours prior to meeting.

A homeowner complained that the new security gate was not installed correctly. The board responded that they would check into it. Response: Security gate was installed properly.

An owner questioned if Lot 6 had to follow all the same rules as everyone else. The attorney said yes. Response: Lot 6 owner knows of no compliance violations.

An owner complain because the police came after his daughter when a gas line was hit. Response: Gas line was mismarked. Gas line was hit and the police coned off Chaparral Ranch road. Owner's daughter moved the cones place by police to close the road to drive to parents home.

**Ground Squirrels:** We will provide gas bombs to kill the ground squirrels until our supply has been used.

Meeting adjourned at 7:05