

May 29,2025

Huntington Pines Board Meeting 03

Attendees

Chris Todd
Mark Hafley
Peter Brookens
Bernie Hockenberry

Contact

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Item	Description	Action	Due Date
	Next meeting scheduled for June 26, 2025		
1	Budget Review Chris Todd indicated that budget parameters are on going Updated financials on May 31 st .		
2	Chris requested that all new subcontractors sign a W-9 form for compliance with IRS rules.	Chris	
1	Projects for Board Members Xcel Parking Light operation status. Two light poles remain outstanding. Peter Brookens took over contacting Xcel;	Peter	Ongoing
2	Xcel Business Solutions Center as follows. Monday – Friday: 8am to 5 pm CST 800-481-4700 1. Light Pole Down – Confirmation # 0001502719 2. Bulb Replacement – Confirmation # 0001502721 Website for Status Check and future occurrences. Xcel Outdoor Lighting Outage- Reporting & Status	Peter	

2	Front gate operations "Display Panel" not working. Jim Ward has been contacted and has visited Huntington Pines. A replacement system has been ordered and cost approved by the HOA Board for \$ 5,500.00 Chris Todd was requested to contact Jim to answer questions about transmission and software issues.	Bernie	05/16/25
	Confirm Cloud Storage of Documents Chris informed the HOA Board that he has uploaded all the archived documents to the Cloud. This required scanning of multiple doc boxes encompassing over 33 years of data.		05/29/25
	Mark suggested that we scan the documents that we feel are necessary along with indexing and see how large a storage is required. Current storage size is 5 gig.	Mark	
	Chris indicated that the Federal Tax requirements are well documented for 7 years and 3 Years for Financial Record. However, State of Colorado HOA requirements are similar to a 3 year period for Financial Records with an additional requirement for maintaining all receipts for an indefinite period.	Chris	
	<i>Further discussion advocated that once we have an indexed scanned HOA documents that we should solicit an Attorney that specializes in HOA law to assure compliance. Chris & Bernie will pursue interviews of attorneys.</i>	Chris Bernie	06/26/25
	Peter Brookens volunteered to take over future documents upload to the Cloud. Bernie indicated that he would copy the past Architectural Control Committee reviews and acceptance and provide to Peter.	Peter Bernie	06/26/25
1	Misc. Updates Bernie informed the participants that the Watering Schedule established by Keeson is;		
	Sunday, Monday. Wednesday, Friday 8:00 PM – 1:30 AM	HOA	06/26/25
2	Discussion was provided to providing guidelines for HOA Board turn over of Keys, document access, meetings, notes, etc.		