

June 26,2025

Huntington Pines Board Meeting 05

Attendees

Contact

Chris Todd

chrisjtodd@comcast.net

Mark Hafley

mark.a.hafley@gmail.com

Peter Brookens

pbrookens@gmail.com

Bernie Hockenberry

Bernard.hockenberry@gmail.com

Item	Description	Action	Due Date
	Next meeting scheduled for July 31, 2025		
1	Budget Review Chris has received subcontractors W-9 form for compliance with IRS rules. Specific subcontractors were Keown Landscaping and Front Range Tree & Turf.	Chris	
2	Chris provided update Financials on June 1, 2025.		
1	Dayton dead pine trees have been removed with stumps ground. Brian Payer has volunteered to head up a committee for establishing a plan to replace with various vegetation at the tree removal areas.	Brian	Ongoing
	Front Range Tree & Turf provided a proposal to spray Ash trees along Dayton to protect against the Emerald Ash Bore. \$1,722 for 13 trees.		
2	A potential description of the bug Killing our trees has been defined as a Pinewood Nematode causing Pine Wilt. Additional mitigation may be required.		

2	<p>Projects for Board Members</p> <p>Xcel Parking Light operation status. Two light poles remain outstanding. Peter Brookens took over contacting Xcel;</p> <p>Xcel Business Solutions Center as follows.</p> <p>Monday – Friday: 8am to 5 pm CST 800-481-4700</p> <ol style="list-style-type: none"> 1. Light Pole Down – Confirmation # 0001502719 2. Bulb Replacement – Confirmation # 0001502721 <p>Website for Status Check and future occurrences.</p> <p>Xcel Outdoor Lighting Outage- Reporting & Status</p> <p><i>Update Requested</i></p>	Peter	05/16/25 Ongoing
	<p>Front gate operations</p> <p>"Display Panel" not working.</p> <p>Jim Ward has been contacted and has visited Huntington Pines. A replacement system has been ordered and approved by the HOA Board for \$ 5,500.00</p> <p>Chris Todd was requested to contact Jim to answer questions about transmission and software issues.</p> <p><i>Update Requested</i></p>	Bernie	05/29/25
1	<p>Confirm Cloud Storage of Documents</p> <p>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.</p>	Peter	06/26/25
2	<p>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.</p>	Bernie	06/26/25
3	<p><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></p>	HOA	06/26/25 08/28/25

	<p>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.</p> <p>Misc. Updates</p> <p>Discussion was provided to develop guidelines for HOA Board turn over of Keys, document access, meetings, notes, etc. Outstanding</p>	HOA	
--	--	-----	--