

July 31,2025

Huntington Pines Board Meeting 06

Attendees

Chris Todd
Mark Hafley
Peter Brookens
Bernie Hockenberry

Contact

chrisjtodd@comcast.net
mark.a.hafley@gmail.com
pbrookens@gmail.com
Bernard.hockenberry@gmail.com

Item	Description	Action	Due Date
	Next meeting scheduled for July 31, 2025		
1	Budget Review 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	
2	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. Work has been Complete		
3	A potential description of the bug Killing our trees has been defined as a Pinewood Nematode causing Pine Wilt. Additional mitigation is being investigated. We have sent wood samples to Oklahoma State University. CSU extension did not have resources to perform test for HP-HOA. Test Results – Testing did not identify the Pinewood Nematode. As a result, no further action will be taken. OSU indicated that it may be due to past climate issues.		Ongoing

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 – Completed <p>Website for Status Check and future occurrences.</p> <p>Xcel Outdoor Lighting Outage- Reporting & Status Update Requested</p>	Peter	05/16/25 Ongoing
1	<p>Front gate operations</p> <p>"Display Panel" not working.</p> <p>A replacement system has been ordered and approved by the HOA Board for \$ 5,500.00</p> <p>Work was completed 06/23/25</p>	Chris Bernie	
2	<p>Confirm Cloud Storage of Documents</p> <p>Current storage size is 5 gig.</p>		05/29/25
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. Discussion at the 07/26 meeting. It was felt that the archive system that we have developed confirms a filing system that would survive any audit by the State of Colorado.</i></p>		06/26/25
1	<p>Architectural Control Committee reviews and acceptance archived files were provided to Peter for filing in the HOA Cloud..</p>	Peter Bernie	06/26/25
	<p>Misc. Updates</p>	HOA	

	Discussion was provided to develop guidelines for HOA Board turn over of Keys, document access, meetings, notes, etc. Outstanding Deferred.		
--	--	--	--