

September 25,2025

Huntington Pines Board Meeting 07

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 October 29, 2025		
1	Budget Review Chris mentioned that we need to give notice of HOA dues to the residents. Per the January 23rd meeting, the monthly dues will be increased to \$ 182.00. <i>Chris indicated that he will provide notice to the HP Residents in October. In addition, Peter will distribute flyers in November</i>	Chris Peter	
2	Keeson Landscape has provided a Snowplow Contract for the next Snow Season. Under review at the time. (Signed)	Bernie	
3	Projects for Board Members Xcel Parking Light operation status. One light poles remains outstanding. Peter Brookens took over contacting Xcel; Monday – Friday: 8am to 5 pm CST 800-481-4700 1. Light Pole Down – Confirmation # 0001502719 <i>Peter provided and update that Xcell advocated that we should not expect repairs to the post until Dec 2 at the earliest and June 2026 at the latest. Scheduling and tariffs are delaying factors.</i>	Peter	

	Confirm Cloud Storage of Documents Current storage size is 5 gig. Architectural Control Committee reviews and acceptance archived files were provided to Peter for filing in the HOA Cloud.. Misc. Updates Discussion was provided to develop guidelines for HOA Board turnover of Keys, document access, meetings, notes, etc. Outstanding Deferred. Suggested guidelines agenda • Monthly HOA Board Meeting notes & agenda • List of current subcontractors • Keys for gates & sprinkler system • Access to Gate Operations • Access to Cloud Storage • Others ???	Peter	
1			
2	Need status of holding pond clean up. (COMPLETE)	Mark	
3	Update on status of Garage Door Replacement. 9553 Maplewood Circle, Deric Martin Residence. Peter indicated that order has been placed and anticipate delivery in 5 weeks (Nov – Dec)	Peter	
4	Keeson has certified the Sprinkler System "Backflow Preventer per requirement of Denver Water. Copy to Peter and Chris for documentation.	Bernie	
5	Speeding Cars – Should we have a sign at middle gate? Discussion was provided and signage suggested. Speed Limit 15 Children Playing Gray Hairs Walking	Mark Bernie	

--	--	--	--