

Huntington Pines Board Meeting 09

Attendees

Chris Todd
Mark Hafley
Peter Brookens
Bernie Hockenberry

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Item	Description	Action	Due Date
	Next meeting scheduled for January 8th, 2025		
1	<p>Budget Review</p> <p>Chris provided updated Huntington Pines Financials and Proposed Budget for 2025. Chris provided a in-depth analysis of the proposed financial and budget for the HOA Board. After a review a vote was conducted and the 2025 Budget was approved on December 4th 2025.</p> <p>Keeson Landscape Contract</p> <p>Springler Maintenance Cost was significant for 2025. The Board Members agreed that a meeting is needed to review scopes of work and understand typical procedures for sprinkler repair.</p>	Chris	
2	<p>Projects for Board Members</p> <p>Mark Hafley has developed a diagram of the common area sprinkler system. This diagram will be a significant tool when setting down with Keeson.</p> <p>The Board will acquire the Denver Water regulations to establish a foundation for watering times by Keeson Landscaping.</p>	Bernie	

1	<p>Misc. Updates</p> <p>Discussion was provided to develop guidelines for HOA Board turnover of Keys, document access, meetings, notes, etc. . Suggested guidelines agenda</p> <ul style="list-style-type: none"> • Monthly HOA Board Meeting notes & agenda • List of current subcontractors • Keys for gates & sprinkler system • Access to Gate Operations • Access to Cloud Storage • Others ??? <p>Peter volunteered to set up formats and initial drafts to Turn over Documents.</p> <p>Update on status of Garage Door Replacement. 9553 Maplewood Circle, Deric Martin Residence. <i>Peter indicated that order has been placed and anticipate delivery in 5 weeks (Nov – Dec)</i> No update is available from resident for this meeting. The Board agreed to take up in January assuming door has actually been ordered.</p> <p>Speeding Cars – Should we have a sign at middle gate? <i>Discussion was provided and signage suggested.</i></p> <p style="text-align: center;"><i>Speed Limit 15 Children Playing</i></p> <p><i>Not available for meeting Mark to provide in January</i></p>	Peter	
2		Peter	
3		Bernie	
4		Peter	
3			
4		Mark	