

Minutes

Huntington Pines Annual HOA Meeting- January 21, 2025

Meeting Called to Order- 7:10 PM

- **Certification of Quorum-** certified by Chris Todd and Kristin Swenerton
- **Recap of 2024 Association Activities:**
 - Re-paving of Maplewood circle- thank you to **Bernie Hockenberry** for managing this very large and complicated project, and to **Chris Todd** for having the foresight many years ago to save for this necessary improvement to our neighborhood. This was paid for entirely with Reserve Funds, no special assessment needed!
 - Extra tree trimming and maintenance in the Spring was needed due to a late storm that damaged many branches. The service we hired did a great job, however, and we are now building this into our regular yearly budget.
 - Replacement of gate timing mechanism- needed due to re-paving.
 - Gate openers made available to new neighbors and those who needed replacements- thank you to **Rick Lawley** for donating his time to program all of those openers!
 - Replacement of some street light bulbs- there is still at least one that needs replacing as well as the replacement of a light pole damaged during snow removal. We will keep following up with Xcel to make sure this is taken care of.
- **2024 financial review and 2025 dues and budget:**
 - Thank you **Chris Todd** for doing such a great job as our Treasurer!
 - Financial statements were sent to each resident
 - Discussion of dues- we will keep dues at \$162/month for 2025, but we will need to increase dues to \$182/month in 2026 in order to properly fund estimated future needs. This is subject to further review later in 2025 to make sure our Reserve Fund is still projected to be adequate.
 - Our Reserve Fund balance was \$64,111 at the end of 2025
- **Update from City Council Representative Donna Johnson:**
 - Centennial Airport noise
 - This continues to be an issue for some in the neighborhood and surrounding areas, although things have improved recently
 - There are study groups and phone #'s to call for those interested in providing feedback
 - Caley Ponds dredging
 - By townhomes off of Caley- invasive species are now prevalent
 - City plan is to dredge and plant Colorado native plants
 - Will take 3-4 months to complete, start date TBD
 - Greenwood Village Budget

- GV is doing very well financially, no debt and a 25% Operating Reserve
 - Remember to apply for Recreation reimbursements if you are eligible- information is on the City website- reimbursement now up to \$550/person
- Development:
 - New townhomes (54 units) going up at Orchard and I-25- possibly Whole Foods there as well
 - New restaurants- La Loma, a Venezuelan restaurant & more
- **Update from Greenwood Village Police Department- Officer Rodney Valenzuela:**
 - Keep your cars locked and no items visible. We generally see thefts due to unlocked car doors, not as common to have windows broken.
 - The GVPD has a lot of steering wheel locks available for free- just call and they can arrange to get you one
 - The GVPD offers a “vacation watch” on your home, where an officer will drive by 3x/day and will walk around your home as well on request. This is a nice, free service if you’d like to take advantage of it.
 - Solicitors- technically have to have a permit from the city in order to solicit here.
 - Warning about many pervasive scams now-
 - GVPD will NEVER solicit over the telephone- if you receive a call from someone who says they are from the police department it is a scam (they are even impersonating actual officers now by using the officers’ real names)
 - Scammers can now make your caller ID show “GVPD” or “IRS” or “Excel Energy” etc- do not ever give out sensitive or personal information over the phone.
 - Citizen’s Academy- the GVPD offers this for those interested in learning about the Police Department, how they operate, tour the jail, go to the shooting range, try out the simulator, etc. Contact the police dept if you are interested in participating.
 - It is the 75th anniversary of the City of Greenwood Village
 - Arapalert- you can sign up for alerts on your phone
 - Crime Map- police section- put in an address and you can view crimes logged in a particular area
- **Other business and general discussion:**
 - Screen on gate pad was not working- appears to be working now
 - Discussion of Treasurer role- Chris has been doing this fairly time-consuming job for some time now. Understanding that he will eventually want to step down, we solicited information from a property management firm on pricing to do what he currently does. If we need to hire an outside company it will be at least \$13K/year to provide basic community management services.
 - We really need a new website with updated documents posted- this will be done by the new Board
 - We met some of our new neighbors, welcome to our new families!
- **Election of HOA Board of Directors:**

- Thank you to **Bernie Hockenberry, Peter Brookens and Mark Hafley** for stepping up to volunteer for the HOA Board.
- A vote was taken and it was unanimously in favor of these individuals to become our new Board.
- We are always looking for new volunteers to assist with Social Events, the Architecture Committee and other neighborhood needs. If you are interested in these or any other projects, please raise your hand!

Thank you to all of the residents who attended our annual meeting- it was standing room only- great to see all of you!

Meeting Adjourned – 8:30 PM

Kristin Swenerton

Outgoing HOA President