

Huntington Pines Homeowners Association
Minutes of December 14, 2024, Meeting of Board of Directors

A meeting of the Association Directors was held by Zoom call starting at 9:00am on December 14, 2024. Present on the call were Kristin Swenerton and Bernie Hockenberry, being all of the Directors of the Association, plus Chris Todd, Treasurer of the Association.

Prior to the meeting, Chris circulated by email a projection of 2024 financial activity plus a proposed budget for 2025. A copy of the proposed budget is attached to and made part of these minutes. The details of the proposed budget were discussed in the meeting, with particular focus on landscape R&M, sprinkler R&M, gate R&M, and tree R&M. Chris noted that the largest cost unknowns each year are snow removal and water usage, with the other costs being relatively stable from year-to-year. The 2025 budget as proposed was unanimously approved by the Directors.

The annual meeting has been set of January 21, 2025. Bernie has secured the use of the Greenwood Village Town Hall community room for the meeting. Kristin will send out an email "save the date" notice to the Association residents. Sometime after Christmas Chris will send out by mail official notice of the meeting including an agenda, the approved budget, and a limited proxy form for those who cannot attend in person.

Chris reminded the Board that the Association needed to approve the revised nine legally required "Good Governance" policies that had been previously circulated for review. Chris agreed to recirculate the proposed policies, and the Board agreed to review and expedite approval of the new policy statements.

The Board discussed the need to solicit volunteers to serve as Directors of the Association. Bernie volunteered to reach out to community members for participation.

Kristin advised that Keesen has provided a renewal contract for landscape services for 2025 and that the proposed pricing of \$10,800 was only slightly higher than the 2024 contract. The Board approved renewing the contract with Keesen.

The meeting ended at 10:10am.

