

Huntington Pines Board Meeting 10

Attendees

Contact

Chris Todd

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Mark Hafley

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Peter Brookens

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Bernie Hockenberry

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Item	Description	Action	Due Date
1	<p>Next meeting scheduled for January 22, 2026</p> <p>Budget Review Chris will provide updated Huntington Pines Financials and Proposed Budget for 2026 at the HOA Yearly meeting.</p> <p>Keeson Landscape Contract 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. Bernie will schedule a meeting with Kessen on January 16th to review billing and sprinkler operations</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. TBD</p> <p>The Board will acquire the Denver Water regulations to establish a foundation for watering times by Keeson Landscaping.</p>	Bernie	

	<p>Misc. Updates</p> <p>Discussion was provided to develop guidelines for HOA Board turnover of Keys, document access, meetings, notes, etc.</p> <p>Bernie provided three notebooks for the board members. Per previous discussion the notebooks were tabulated and included three sets of Keys to all gate lock and sprinkler system</p> <p>1 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> Peter’s due diligence on this issue proved successful. Garage doors have been replaced.</p> <p>2 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>Mark announced that sign has been manufactured and awaiting delivery.</p>	<p>Peter</p> <p>Bernie</p> <p>Peter</p> <p>Mark</p>	
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