

Hi Neighbors,

Enclosed please find the pertinent information for the Trails at Hiwan annual meeting scheduled for 6pm on June 23rd at The Wild Game

This mail includes:

1. Agenda
2. Budgets
3. Proxy form, in case you want to allow someone else to vote for you
4. Details on what will be up for vote during the meeting

We look forward to seeing you there and please email us at board@thetrailsathiwan.com if you have any questions.

Thanks,
The Board

Agenda:

1. Roll call including quorum count and signatures
2. Ask for inspectors of election - volunteers to count votes
3. Report of the Board of Directors
 - a. Updates of board activities for the year
 - b. Buchanan Park
 - c. Financial 2024/5 spend and 25/26 plan
 - d. Fire mitigation plan
 - e. Reminders and general updates
 - f. Bergen Meadow update
 - g. Demo of PayHOA and **vote**
 - h. Open space "small" trail, closest to our neighborhood, conversation and **vote**
 - i. Rules and Regulation changes and explanation of why
4. Report of Committees
 - a. Community manager
 - b. Social plans
 - c. Design Review Committee, including changes
5. Election of Directors for 3 open positions. All existing board members will be putting their names forward to continue for 2 more years.
6. New business - RV change to Rules and Regulations and **vote**
7. Adjournment

The Trails at Hiwan Financials

Budget	24/25 Actual	25/26 Budget	
Income @ \$340 per house	38760	\$ 38,760	
Cash Available	38,760	\$ 38,760	
Expenses		Approved Budget 25 26	
Intuit Software	\$ 445	\$ 105	
Website	\$ 719	\$ 1,900	
Bank Charges	\$ 559	\$ -	
Gift Cards	\$ 224		
Insurance	\$ 2,851	\$ 3,000	
Accounting	\$ 1,653	\$ 1,000	
Assoc Management	\$ 12,000	\$ 13,000	
PO Box Rental	\$ 200	\$ 200	
Sec of State Fees	\$ 25	\$ 25	
Contract (Landscape)	\$ 3,246	\$ 3,300	
Critters	\$ 495	\$ 395	
Tree Spraying	\$ 3,369	\$ 3,400	
Sanches (removal of barbed	\$ 1,080		
Slash	\$ 1,600	\$ 1,600	
Tree Trim (Fire Mitigation) - 7K	\$ 3,535	\$ 3,600	Reserve (vote on)
Weed Spraying	\$ 3,246	\$ 2,500	
Misc Maintenance		\$ 400	
Holiday Lights	\$ 1,700	\$ 2,500	
Social		\$ 2,600	
Holiday Lights Contest	\$ 225	\$ -	
Summer Social	\$ 800	\$ -	
Welcome Packs	\$ 291	\$ -	
Winter Social	\$ -	\$ -	
Electric - Xcel	\$ 245	\$ 300	
Water - Evergreen Metro	\$ 1,721	\$ 1,700	
Expenses Total	\$ 40,229	\$ 41,525	
FY24/25 Income Minus Expense without Contingency	\$ (1,469)	\$ (2,765)	Reserve (vote on)
Contingent		\$ 5,000	

PROXY

The Trails at Hiwan Annual Homeowners' Association Meeting

Monday, June 23, 2025, 6:00 pm

This is to certify that I, _____, homeowner

at (address) _____, hereby

assign my proxy to: _____

(address) _____,

to vote on my behalf on all matters presented for a vote at the 2025 Annual

Meeting of the Trails Homeowners Association, and only at this meeting.

(Signature)

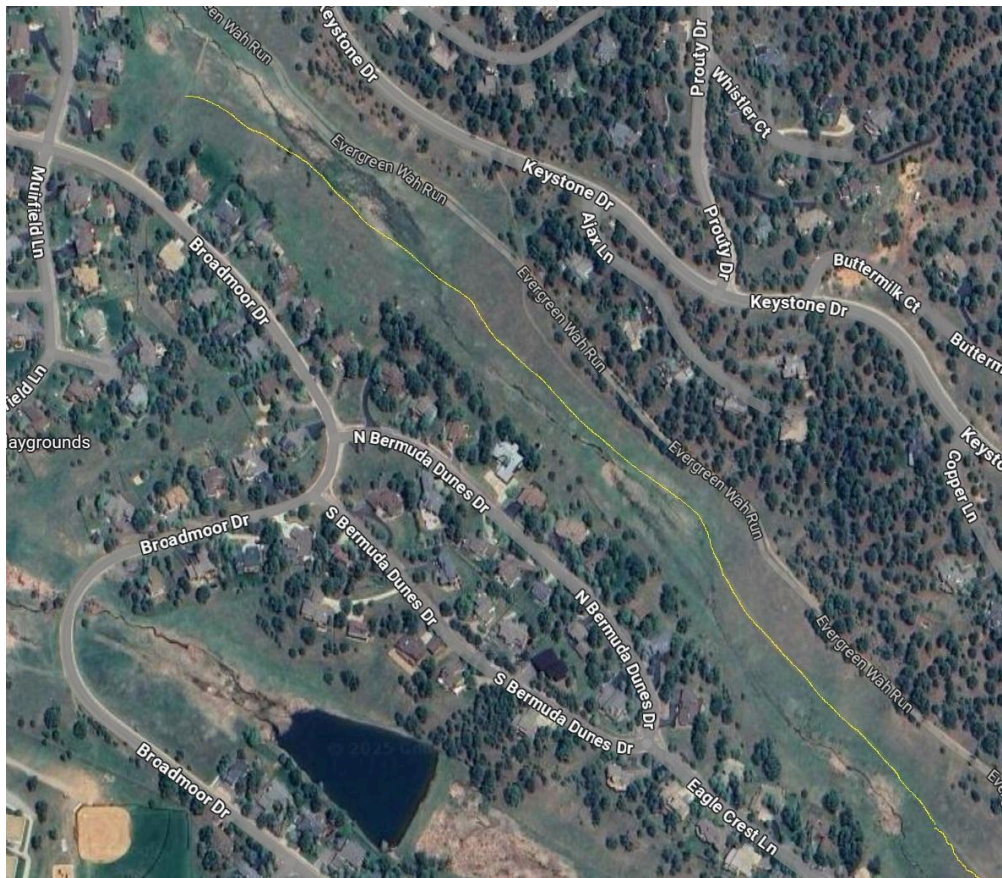
(Date)

Board requested vote - If we should adopt the PayHOA tool

1. We will quickly demo the tool during the meeting but request that you please go into it to see for yourself before the meeting.
2. Hopefully you have already logged in, but if not please look for past email invite from PayHOA or email the board to verify your email and ask for another invite/activation email to be sent.
3. The board recommendation - to adopt the tool as we believe it will foster better communication, allow us to do more with calendaring and streamline dues payment. We have worked this into the existing budget so are not asking for an increase in dues to pay for it.

Board requested vote - If the “small trail” be open for use

1. There is a division in the neighborhood about whether to restrict access to the small trail closest to our neighborhood, see map. Those in favor of having it closed point out it is a wetlands area and should be protected. Those for keeping it open point out it has been a footpath trail for over 20 years and folks like to walk there to not have to worry about bikers.
2. Approximate trail is highlighted in yellow.



3. Wetlands - much of the trail does cross what is designated as an "emerging wetland". Colorado considers wetlands, including emergent wetlands, as "Waters of the State" and regulates them under the state's dredge and fill authorization program and updated in 2024 when Colorado passed House Bill 24-1379. However, in the board's research, there are no restrictions against trails within the waters of the state designation.
4. The board recommendation - Using the existing post, we post signs that restrict bike use on this trail (it would still be allowed on the upper trail), but continue to allow for walking. In addition we ask residents to please be cognizant that this area is a wetland and therefore to minimize disruption to soil or plants.

Neighbor requested vote - To change the Rules and Regulations to allow for recreational vehicles to park in driveways for part of the year.

The existing 72-hour rule doesn't let you keep your camper on your property if you're camping back-to-back weekends, which is common during the summer camping season. This creates a big hassle for many campers - especially considering the closest RV storage facility is a 40-minute round-trip drive from the neighborhood. During the week this can be an extra 1.5 hours of driving for a busy family camping on back-to-back weekends.

Residents should be allowed to park recreational travel trailers, on-truck camper, or recreational vehicles in their driveways between Memorial Day and Labor Day, provided that:

1. They are for recreational purposes only (i.e. no work trailers, trucks, etc).
2. They are road-worthy, registered, and are able to be moved.
3. They fit within a residence's driveway and are parked in the driveway, parking off of paved surfaces is not allowed.
4. They are not occupied.
5. The propane tanks are detached and stored away from the trailer.
6. They are not directly impeding the line of sight safety of their neighbors.

From Labor Day through Memorial Day, travel trailers, on-truck campers, and recreation vehicles must adhere to the 72 hour rule.

This new rule would require an amendment to the HOA Rules and Regulations to exclude travel trailers and recreational vehicles from the current 72-hour parking rule and create their own use case stated above. The existing rule would be amended to say:

Boats, ~~campers~~, campers ~~on or~~ off a truck, mobile homes, trucks (other than pick-up trucks), ~~recreational vehicles~~, horse trailers and other trailers, and other large vehicles shall not be permitted on any lots or streets in the subdivision for more than 72 hours unless they are stored or parked within a structure approved by the Design Review Committee for such purposes.

On or off-street parking (easement) for more than 24 hours or for extended periods of time is unsightly. Please be considerate of your neighbors. Parking off driveways or paved surfaces is not allowed.

Campers (trailers and on-truck) and recreational vehicles must adhere to the above rule between Labor Day and Memorial Day.

From Memorial Day to Labor Day, campers (trailers and on-truck) and recreational vehicles are allowed to park in the driveways as long as:

1. They are for recreational purposes only (i.e. no work trailers, trucks, etc).
2. They are road-worthy, currently registered, and are able to be moved.
3. They fit within a residence's driveway and are parked in the driveway, parking off of paved surfaces is not allowed.
4. They are not occupied.
5. The propane tanks are detached and stored away from the trailer.
6. They are not directly impeding the line of sight safety of their neighbors.

The Trails At Hiwan HOA

Annual Dues Notice - Important Dates & Deadlines:

- Annual assessments are due and payable by September 30, 2025.
- Assessments are for the period of *July 1, 2025 through June 30, 2026*.
- Assessments are considered delinquent & subject to late fees if paid after September 30, 2025.

We are excited to offer an online payment option this year through the new PayHOA software.

You can also still pay by check, if choosing this option please mail your Dues check with attached remittance slip (below) to:

The Trails At Hiwan
PO Box 3308, Evergreen, CO 80437

Payable in the amount of \$340

Please remit this portion with payment

The Trails at Hiwan

PO Box 3308 Evergreen, CO 80437

Please Remit \$340.00

Homeowner: _____

Address: _____

Email 1: _____

Email 2: _____