

A photograph of two deer in a park-like setting. One deer is lying down on the left, and the other is standing on the right, looking towards the camera. In the background, there is a pond, a small building, and a large tree. The sky is blue with some clouds.

The Trails at Hiwan Annual Meeting

Welcome to the annual meeting! Handouts and appetizers provided. Please sign in. Say hello to any of our new neighbors.

2023-2024 Current Board and DRC

President: David Temple

Vice President: Open

Secretary: Randy Weidner

Treasurer: Heather Markham

Member at Large: Arthur Payton

DRC: Grace Gabrielli, Emma Porteus, Ally Hilgefert, Laura Gill

EFPD Ambassadors / Contacts: Ally Hilgefert and Marlene Waltz

Community Association Manager: J.T. Putt

Meeting Requests



- 1.) Be neighborly.
- 2.) Keep questions to the agenda item being discussed. We will have additional question/answer time towards the end of the meeting.
- 3.) We are happy to leave time at the end for more one on one questions.
- 4.) We live in a great neighborhood!

Agenda

Welcome

Review of 2023-2024 property maintenance and improvements

Proposed improvements for 2024-25

Treasurer report: financial report, proposed budget, dues

Upcoming events and socials

Design Review Committee

Wildfire season reminders and updates, Ambassador role

Open discussion

Vote for new board members and results

Adjourn

Contractors and Common Space Care

The following is continued scheduled maintenance for our shared common space areas:

- Chelo Dominguez: Maintenance of front entry, circles and Mission Lane entrance (includes landscaping, watering, and occasional repair of elements such as lighting and sprinkler system).
- All About Tree Care: Wes will continue to spray for pine beetles. He cares for open space pine trees through continued slash and dead wood removal. This is done on a rotating schedule. Wes will often spray and care for private homeowner trees at homeowner expense, 303-944-5519.
- Foothills Weed Management: The association is required to stay on top of our noxious weeds. Mike helps us keep on top of the weeds in the open space areas by applying spray for thistle, common mullein, knapweed and other usual culprits. Mike avoids broad spraying when able, usually spot treats.
- Animal and pest: Vole control is only done at the front entry.

Maintenance

Past year Maintenance

- All street signs replaced.
- Slash pick-up

Upcoming Maintenance

- Tree care
- Barbed wire removal
- Slash pick-up
- Pot holes
- Paving

Treasurer Report

24/25 Dues will be \$340 - Flat from last fiscal year

- Reserves budgeted at 10k
- Current estimated unencumbered cash ~\$12,526

Plan to wrap up the fiscal year

- Close books with CPA (SBACPA)
- Post final statements
- File 1120-20 with IRS (SBACPA)

| Proposed Budget 24 25 | | | |
|-------------------------------------|-----------------------|-----------------------|------|
| Expenses | Approved Budget 23 24 | Proposed Budget 24 25 | |
| Intuit Software | 400 | 360 | Down |
| Annual Meeting | 500 | 500 | Same |
| Bank Charges | 200 | 200 | Same |
| Gift Cards (Retiring Board Members) | 400 | 400 | Same |
| Insurance | 2,600 | 2,600 | Same |
| Legal | 1,000 | 1,000 | Same |
| Accounting | 1,500 | 1,500 | Same |
| Assoc Management | 12,000 | 12,000 | Same |
| Contingency Admin and Maint | 5,000 | 5,000 | Same |
| PO Box Rental | 150 | 200 | Up |
| Sec of State Fees | 50 | 50 | Same |
| Website | 300 | 200 | Down |
| Contract (Landscape) | 3,500 | 3,000 | Down |
| Critters | 600 | 660 | Up |
| Tree Spraying | 3,000 | 3,000 | Same |
| Slash | 2,400 | 2,400 | Same |
| Tree Trim (Fire Mitigation) | 600 | 800 | Up |
| Weed Spraying | 4,000 | 4,000 | Same |
| Misc Maintenance | 300 | 300 | Same |
| Street Signs | 500 | 500 | Same |
| Holiday Lights | 2,200 | 2,200 | Same |
| Holiday Lights Contest | 300 | 300 | Same |
| Summer Social | 500 | 500 | Same |
| Welcome Packs | 200 | - | Down |
| Winter Social | 500 | 500 | Same |
| Electric - Xcel | 600 | 400 | Down |
| Water - Evergreen Metro | 2,500 | 2,000 | Down |
| Expenses Total | 45,800 | 44,570 | Down |
| Income @ \$340 per house | 38,760 | 38,760 | Same |
| | (7,040) | (5,810) | Down |
| Reserve Set Aside | 10,000 | 10,000 | |

Upcoming Events and Socials

Events

Summer Slash Event: The board will be hosting a slash collection drive.

Fire mitigation home inspection: Watch a fire inspection take place in the neighborhood and get tips from the fire department as they do a walk through. Any interest?

Socials

Fall Neighborhood Block Party: Possibility for early Fall. Food and music open block party for families to meet up. The HOA will help fund this.

Resident Requests: Submit your social gathering ideas to the board to potentially help fund.

Communication

Board Email: board@thetrailsathiwan.com

Design Review Email: designreviewrequest@gmail.com

Trails HOA website: <http://thetrailsathiwan.homestead.com/>

Password: hiwan6

JT Putt, CAM: board@thetrailsathiwan.com

Design Review Committee

When to contact DRC:

- Exterior work on the structure or additions to the structure.
- Approval for play structures.
- When interior work requires an outdoor toilet facility or dumpster.
- You need access through a common area for contractors to work or to bring in equipment. Get permission for access and work out a plan to repair damage as part of cost for project.

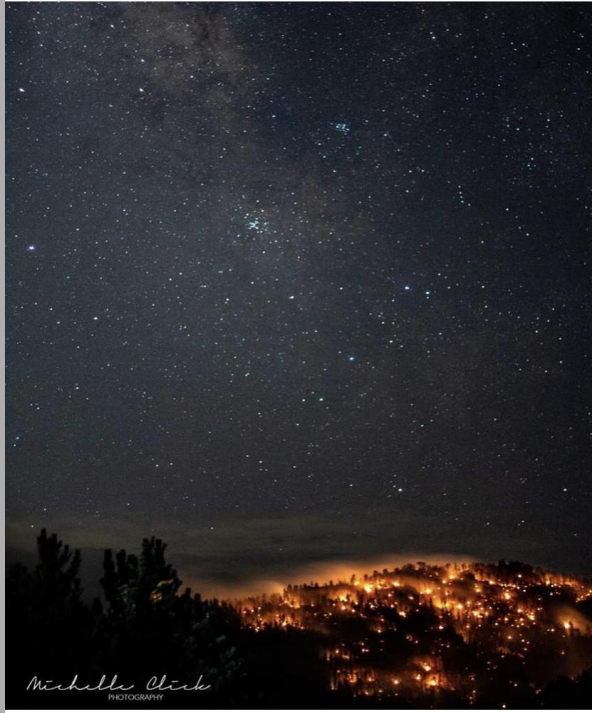
Submitting a Request:

Visit Trails website at <http://thetrailsathiwan.homestead.com>. Click the Governing Docs tab. Complete the form online and email attachments such as detailed scale drawings, plat of surveys, color swatches, etc, to designreviewrequest@gmail.com. The more details you include the faster the DRC process will go. Please allow time for response.

Also on Website:

Links to bylaws, covenants, rules and regulations, and design and construction guidelines, neighborhood license and indemnification summary/agreement, and maps.

Fire Preparedness and Action



Trying to create a balance between living in nature while being firewise.

Some recommendations for homeowners:

- Hardscaping close to structures and under decks.
- Clear easy to burn items away from structures (such as wood piles, pine needles).
- Trade wood/charcoal style fire pits for propane style units.
- Mitigate trees of deadwood and low hanging branches.
- Choose firewise landscaping choices such as aspen trees or russian sage.

Fire Preparedness Continued

Other actions:

- Register for reverse 911.
- Post clear house number signage.
- Update insurance, inventory valuables.
- Make an evacuation plan with family and neighbors. Look up preparedness information on the Evergreen Fire Rescue website. <https://www.evergreenfirerescue.com/>
- Adhere to fire restrictions, especially on high wind days.
- In the event of an evacuation (given enough time): remove outdoor propane tanks, leave hose available to water supply.
- Sign up for a walk through with EFR. Two spots available.

Bergen Area Fire Ambassador Role: The fire department is looking for a resident (or 2) to represent The Trails as part of the EFR ambassador program.

- Support the fire department**
- Communicate updates to the HOA board**
- Work with other Bergen area ambassadors.**

Community Gentle Reminders

- Bears are out.
- Mind street parking so it's not a nuisance to neighbors.
- Watch driving speeds.
- Clean up fur baby gifts of poo, don't forget to take the poo gift bags when you go.
- Clean culverts.
- Elk charging



Open Discussion

