

A close-up photograph of a hummingbird hovering near a red flower. The bird is in the lower right corner, facing left, with its wings blurred from motion. The flower is a vibrant red, tubular shape, and is part of a green stem with several other buds and flowers. The background is a soft, out-of-focus green and brown, suggesting a natural outdoor setting. The text is overlaid in the center of the image.

**The Trails at
Hiwan
Annual Meeting
6/21/2023**

2022-2023 Current Board and DRC

BOD

President: David Temple

Vice President: Open

Secretary: Carla Anthony

Treasurer: Tom Barbour

Member at Large: Arthur Payton

Community Association Manager: JT Putt

DRC: Jim Waltz, Grace Gabrielli, Emma Porteus

EFPD Ambassadors / Contacts: Ally Hilgefert and Marlene Waltz

Agenda

Welcome

Review of 2022-2023 property maintenance and improvements

Proposed improvements for 2023-24

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:

- Sanchez Landscaping: 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

- Fence Painting
- Bridge Repair
- Curb Repair
- Street Sign Replacements

Upcoming Maintenance

- Tree care (fire mitigation)
- Curb repair in the front entry. The curbs are damaged often by snow plows and need occasional repair.
- Front entry care (grass and sod repair, greenery)
- Lower meadow bridge
- Barb wire removal

Treasurer Report (fun with finance)

23/24 Dues will be \$340 – Flat from last fiscal year

- Reserves budgeted at 10k
- Current estimated unencumbered cash ~\$14,826

Plan to wrap up the fiscal year

- Close books with CPA (SBACPA)
 - Verification underway for first 11 months
- Post final statements - TBD pending new treasurer
- File 1120-20 with IRS (SBACPA) – TBD pending new treasurer

Expenses	22 23 Budget	23 24 Budget Proposal	
Digital Assets	2400	300	Down
Annual Meeting	500	500	Same
Bank Charges	200	200	Same
Gift Cards (Retiring Board)	400	400	Same
Insurance	2500	2500	Same
Legal	400	400	Same
Management	12600	12000	Down
Contingency Admin and Maint	3000	5000	Up
PO Box Rental	150	150	Same
Sec of State Fees	50	50	Same
Website	100	300	Up
Contract (Landscape)	3500	3500	Same
Critters	400	400	Same
Tree Spraying	3000	3000	Same
Tree Trim (Fire Mitigation)	3000	3000	Same
Weed Spraying	5000	5000	Same
Fence Painting	5550	0	Down
Bulbs	100	100	Same
Street Signs	500	500	Same
Holiday Lights	2000	2200	Up
Holiday Lights Contest	300	300	Same
Summer Social	500	500	Same
Welcome Packs	200	200	Same
Winter Social	500	500	Same
Electric - Xcel	600	600	Same
Water - Evergreen Metro	2200	2500	Up
Expenses Total	\$ 49,650.00	\$ 44,100.00	Down
Income @ \$340 per house		\$ 38,760.00	Same
Reserve Set Aside	\$ 10,000.00		



Upcoming Events and Socials

Events

Summer Slash Collection: 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.

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.

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.

Thanks to Ally
and Marlene!



Community Gentle Reminders

- Bears are out
- Mind street parking so it's not a nuisance to neighbors
- Watch driving speeds
- Clean up after pets
- Clean culverts



Open Discussion

