**HIGH FOREST RANCH HOMEOWNERS ASSOCIATION**

**REGARDING COMMITTEE CHARTER**

**SUBJECT:** Formation of HFR Perimeter Development Committee

**PURPOSE:** To clarify and further define through charter agreement the General Guidelines and Specific Priority Areas which the “Perimeter Development Committee” shall use to operate.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association, and Colorado Law.

**EFFECTIVE DATE:** \_\_\_\_\_6/20/17\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**General Guidelines:**

1. Committees are appointed from time to time as appropriate to assist in the conduct of the affairs of the Association.
2. Committees shall operate in the best interest of the community, in accordance with state and local law, HFR CCR and other formal community guidelines and community Mission and Priorities.
3. The Board retains monetary and rule making authority.
4. Committees operate in close coordination with the Board, including:
5. Conducting analysis and providing background, options, and recommendations as required
6. Considering formation of goals, strategies and tasks that are linked
7. Ensuring costs, consequences and future impacts are considered
8. Keeping Board liaison informed of progress, and anticipating areas that may require the Board be informed including incremental review of plans and milestones to ensure synchronization of the committee and the Board
9. Providing information as required while taking proposed projects through to decision

**Specific “Perimeter Development Committee” Guidelines:**

1. Assess concerns and desires of owners along any perimeter with development challenges
2. Prioritize concerns and efforts consistent with:
3. Safety and Security of HFR residents (i.e. fencing)
4. Quality of life (i.e. sound barrier)
5. Uniformity (materials consistent with the HFR theme)
6. For the South border, develop options to mitigate effects of new road and impact on the community due to increased traffic on Hwy 83 and Stagecoach Rd.
7. For the East border investigate options for border fencing
8. Develop cost estimates for proposals as required. Link the proposals to strategies to enhance security and/or privacy
9. Committee chair will provide monthly written updates to the Board due to Z&R five days prior to the monthly Board meeting
10. Clarify portions of CCR and County records in regard to Shamrock Easement and South fence ownership and maintenance
11. Coordinate closely with Board Liaison

**Committee Period of Activity:**

1. Committee efforts are focused on all surrounding development concerns. The need for the committee’s continuance will be re-assessed as the border developments stabilize.

**Signed**

**Jeanette Bachmann**

**BOD Committee Chair**