

# Homestead Hills Civic Association

Homestead Hills, Panorama, Pine Valley, Dalton & Pearson Estates

## Annual Board Meeting

### Agenda

Thursday, April 10, 2024 6:30pm – 8:00pm

Parker Library  
20105 E. Mainstreet  
Parker, CO 80138

#### Agenda

1. Call to Order
2. Members Present
3. Review & Approval of Minutes (April 10, 2024 Annual Meeting)
4. Treasurer's Report
5. New Business Topics of Discussion
  - a. Douglas County paving gravel roads in neighborhood
  - b. Request to reduce speed limit in the neighborhood
  - c. Douglas County Home Rule Charter [Home Rule Charter - Douglas County](#)
  - d. Nearby Development Proposals:
    - 1) The property at the southeast corner of Pine Drive and Homestead Road is still planning to be converted from a residence to a church (within the existing building - no new construction):  
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=PresubmittalJob&PosseObjectId=95983983>
    - 2) 8855 E. Parker Road (40 acre horse property east of Deer Lane/ north of Harvie Open Space off of Pope Road) – Talk of subdividing is back!  
<https://apps.douglas.co.us/assessor/web/#/details/2025/R0455257>

This is right behind Brian & Brenda Hunt, Monte & Kim Diede, Richard & Karen Foster, and David & Dianne Keating, but would also have an impact on anyone who lives in the vicinity of Deer & Cottontail.

They (apparently a company called "The True Life Companies") are proposing to convert the property from Agricultural to Suburban Residential with up to 4.63 dwelling units \*per acre\* which could be up to 185 dwelling units!

This is way out of line with the surrounding area and seems like something we should follow up on with the County!

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=PresubmittalJob&PosseObjectId=96829237>

<https://apps.douglas.co.us/planning/projects/download.aspx?PosseObjectId=96829289&hash=DDFC4EE2AF0A91F3F441135C7E260A29DBE80730>

6. Old Business
  - a. Wildfire Prevention Resources
    - <https://www.southmetro.org/256/Community-Risk-Reduction>
    - <https://www.douglas.co.us/building-division/wildfire-mitigation/wildfire-mitigation-cost-share-program/>
  - b. Harvie Open Space -- is there still a problem with folks using the open space to access our neighborhood bridle path? <https://parkerrec.com/1988/Ray-J-Harvie-Open-Space>
  - c. Annual dues (voluntary – increased to \$20 per homeowner in 2021)
7. Community Updates & Events
  - a. Neighborhood Communication
    - 1) Website (<https://hoa80138.org/>)
      - i. Please be sure to *subscribe* for updates!
  - b. Community Events – planning for 2025
    - 1) Annual Neighborhood Summer BBQ (determine date and location)
    - 2) Monthly coffees or social events? (need volunteers to host!)
    - 3) Annual Holiday Event - Santa on the Firetruck (determine date and location)
    - 4) Dumpster Day – schedule date for 2025
8. Nomination & Election of Officers for 2025-2026
9. Schedule next meeting(s)?
10. Adjournment