

Highland Parc HOA

08/12/2025, 6PM Pam Jennings House

Website: <https://highlandparcjctn.com>

Next Board and Officers Meeting:

Tuesday September 23, 2025 (recurring: 4th Tuesday of each month).

Attendance:

Executive Officers Board Members:

David Mihara - President

Andrea DiFabio - Vice President

Pam Jennings - Treasurer

Maria Comploier - Interim Secretary

Board Members:

Todd Gallati - Board Member

Maria Comploier - Board Member

Mark Johnson - Board Member

Rodney Noe - Board Member

Committees:

Pool Committee: Maria Comploier

Landscaping Committee: Rodney Noe

IT Committee: Mark Johnson, Maria Comploier

Board Positions Open:

Board Member: Rick Mowrey stepped down

Secretary: Maria Comploier interim

There was a discussion on two people that might be able to fill these positions. I did not get their names. **Action:** Maria Comploier will ask David Mihara.

Update: Mark Hackney has been proposed as board member and his wife - Michelle - is considering the secretary position.

Discussion: Ongoing:

1. Pool

- **Update:** Pam Jennings has not received the bill for the unexpected/ recent pool expense incurred last month: pump and others. See texts and email for details.
- **Update:** Fred Comploier recovered refund for chairs purchased last year. Pam Jennings received the check in the new mailbox today.
- **Proposal for next year:** PamJennings mentioned poor quality of the chairs. Maria Comploier proposed we might want to add purchase of other used/better quality from neighborhood clubs that might be changing their good quality chairs and other pool equipment.
- **Need Update:** The inspector (Jane Hines?) had not been here yet. The last inspection sticker is from 2023.
- **Need Update:** Also suggested a possible future conversion to salt pool which would require replacing the ladder.
- **Need Update:** Andy also mentioned that the filter needs replacing next year.
- **Need Update:** *David Mihara* mentioned maintenance costs and labor being big factors in current expenses and that we might possibly want to get some quotes.

- **Need Update:** *Andy Hodges* said we went with Tri-Cities because of Isaac's price increase last year but we can get new quotes for the coming year - to compare pricing.
- **Update:** David Mihara and Maria Comploier attended a training by Fleenor. There is no internet service so no option for extra monitoring by Fleenor.
 - Fleenor provided the password to access the cameras.
 - We decided to keep existing Fleenor service. PamJennings said that they charge \$90.00 (ninety dollars) per quarter and includes the fobs.
- **Action:** Change Password and have IT Committee Track it.
- **Update:** Pam Jennings asked again if the pool committee can take over the fobs registration and maintenance. Maria Comploier unable as she has other personal responsibilities and will not be able to provide immediate access required when someone expects to get their pool access enabled as soon as they pay,
- Pam Jennings said it would be nice if all paid when due but not all do.
- **Action:** Rodney Noe volunteered - depending on another responsibility he currently has to verify but will not be able to join the pool committee. All agreed being part of the pool committee to manage the fobs is not a requirement.
- **Need Update:** Fred Comploier mentioned that the black plastic trash cans should be replaced due to raccoons getting in. No official decision made on those yet.
- **Update (8/14/2025):** Andy Hodges and Fred Comploier discussion: Fred to place the cans inside the other can in the bathroom.
- **Proposed** for next year: David Mihara asked if there are any new pool issues. Maria Comploier proposed that we fix the landscaping by the entrance as there is no grass and has rain runway. Also, proposed that we mark lines in the parking lot to cross out parking in areas for access. Also proposed including a handicap spot.

- **Proposal:** Fred Comploier and Andy Hodges discussed permanent removal of the crape myrtles that continue to grow rapidly and drop leaves and other landscape debris inside the pool.

2. HOA yearly dues increase discussion:

- **Update:** Pam Jennings mailed letter to property parking RV and it was immediately removed from the street.
- **Update:** Discussion on possibility of putting a lien and on homes/properties that are required to pay.
- **Update:** Pam Jennings: Letter was sent to two homes in arrears. Fees included and Notice of legal action within 20 days of receipt of the certified mail.
- Andrea DiFabio asked if fees were assessed/included. Pam Jennings said she did include the fees.
- Mark Johnson suggested waiving fees but Pam Jennings clarified fees are just \$25.00 (twenty five dollars) per year. It was decided to leave them in. One of the properties owes dues and fees for 4 years. Another property owes dues for one year.
- **Action:** Might need to hire an attorney for the lien - if no response received.
- **Action:** Mark Johnson and David Mihara will go speak with both neighbors in person to clarify intent of the correspondence.
- **Action:** Pam Jennings - will email copy of the letter to keep in the Secretary folder. She also mentioned that she keeps copies of the letters too.
- **Update:** David Mihara sent a letter to homes that are not required to pay HOA dues. The letter states other expenses covered by the dues.
- **Action:** David Mihara to email a copy of the letter to file in the secretary folder. [Maria Comploier mentioned that she picked up the secretary folder from Andrea DiFabio since she is interim secretary.]

3. Finance Report

- **Update:** David Mihara mentioned that we talked to neighbors about this Board doing a better job at communicating to neighbors and we will empathize instead the volunteer time required to maintain the pool, landscape, and other expenses for the neighborhood.
- **Action:** David M. mailed letter. He will email a copy for the secretary folder.

4. General:

- **Update:** On-site Mailbox for the HOA:
 - Pam Jennings: Mailbox installed and received first letter. Fred Comploier got a refund for the chairs posted last year. Pam Jennings received the check today.
- **Update:** Speed Humps:
 - Installed. **Action:** David Mihara to speak with some neighbors who are monitoring speed to minimize aggression.
- **Update:** Website and other Social Media Sites
 - Maria Comploier asked Andrea DiFabio who has access to Nextdoor's Group and Neighborhood leads. Also, who has access to the Facebook page. Asked if this was created by Sharon DiFabio and if the IT Committee can get access.
 - **Action:** Maria Comploier will send an email to IT Committee (see above titles) and to the President and VicePresident to obtain credentials and make changes/updates to the Highland Parc social media outlets admin access.
 - **Action:** Maria Comploier to email meetings (as requested by Mark Johnson) to all Board Members to get approval of minutes prior to posting to the website.
- **NEW Discussion: Fence at 304 Michaels Ridge Blvd.**
 - A letter was submitted to the Board - by Andrea DiFabio - about a possible law suit of the Board does not blackout of the approved fence.

- Board members clarified that there is already a precedent on wooden with wires fences as well as metal fences that have been installed and do not currently meet the requirement.
- David Mihara reminded Andrea that he was copied in the proposal email and did not oppose it.
- Pam Jennings said that 90% of fences do not currently meet the HOA requirements.
- Mark Johnson said that the restrictions were originally set by the developer and gave powers to self and successors.
- Maria Comploier asked - based on consultation done by Andra DiFabio in previous years - if the board has legal enforcement authority.
- Rodney Noe presented a copy of current addresses with similar fences: 237 Laurel Canyon and 149 Laurel Canyon.
- Maria Comploier asked if metal/aluminum or iron fences are allowed and Mark Johnson said that according to the bylaws only wooden fences are allowed.
- We asked Andrea DiFabio if he is willing to consider other options below:
 - Andrea DiFabio's option1: Law suit as he presented to the board - if home owner is not asked to replace the fence.
 - Board Option2: talk with the home owner and have them expedite the proposed landscape around the fence to change what several neighbors describe as 'unpleasant view' from their homes.
- Mark Johnson clarified this is not the board's responsibility - to resolve neighbor dispute but Maria Comploier and Todd Gillati agreed it is good for the board to help out as we have done in the past.
- **Action:** David Mihara will send a letter to the home owner to request that they expedite their proposed landscaping plans. Andrea DiFabio agreed to wait on this as an option.

- **Update (8/14/2025):** Mark Johnson and David Mihara visited the Hackneys and they moved forward with landscaping to screen the fence.