

# Highland Parc HOA

06/27/2025, 6PM Pam Jennings House

**Website:** <https://highlandparcjctn.com>

**Garage Sale:** Weekend of June 13-15, 2025

## **Next Yearly Meeting:**

June 24, 2025 - Pool Meeting Neighborhood Potluck.

## **Next Board and Officers Meeting:**

Tuesday July 22, 2025 (recurring: 4th Tuesday of each month).

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## **Attendance:**

### **Executive Officers Board Members:**

David Mihara - President

Pam Jennings - Treasurer

## **Board Members:**

Todd Gallati - Board Member

Maria Comploier - Board Member and acting Secretary at meeting

Mark Johnson - Board Member

Rodney Noe - Board Member

## **Committees:**

### **Pool Committee:**

Andy Hodges, Fred Comploier, Maria Comploier

## **Agenda Discussions:**

### **1. Pool**

- Andy Hodges update:
  - There are no more leaks. He fixed the leak in the women's bathroom, the seal on the pump was fixed, the debris on the bottom of the pool was vacuumed.
  - One umbrella lost during the recent storm.
  - 1 chair was cracked. *Maria Comploier* mentioned that it was moved near the trash cans. Andy will dispose of it.
  - There was mention of kids using the chairs and the green bench by the playground to jump the fence to use the pool.
    - Skimmers were clogged and one had a dead bird.
    - Debris gets in the pool due to the permanent post by the steps.
    - The rope was already loose and he adjusted it.
    - The inspector (Jane Hines?) had not been here yet. The last inspection sticker is from 2023.
- *Pam Jennings* mentioned that there is \$500.00 (five hundred dollars) in this year's budget for pool expenses.
  - Also suggested a possible future conversion to salt pool which would require replacing the ladder.
  - Andy also mentioned that the filter needs replacing next year.
  - *David Mihara* mentioned maintenance costs and labor being big factors in current expenses and that we might possibly want to get some quotes.

- *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.
- Andy Hodges brought up the issue with the cameras and Fleenor's contract.
  - There are options to do a different contract where Fleenor monitors the cameras vs our current one.
- Custodial staff for the pool
  - Jessica Anderson has been the staff for the past few years and she requested an increase of double the pay. She requested \$40.00 per week.
  - Maria Comploier brought up discussion with Pam Jennings about possibility of hiring Pam's daughter (Andrea Stevenson) and Pam asked the Board if that would be conflict of interest. Pam will volunteer her own unpaid time to clean as well.
  - Board voted that it is not a conflict since she is not a Board Member and she will be paid the usual \$20.00 (twenty dollars) per week.
  - Fred Comploier and Andy Hodges talked about the trash cans to the street on Thursdays. Fred volunteered to bring them out on Thursdays. He and Andy will bring the cans to the street and back and help each other when they are out of town.
- Fred Comploier mentioned that the black plastic trash cans should be replaced due to raccoons getting in. No official decision made on those yet.

## **2. HOA yearly dues increase discussion:**

- Mark Johnson talked about the financial sheets showing a loss in revenue.
- David Mihara asked the amount and a discussion ensued on the 'bleeding' of funds within the next four years if there is not an increase in dues.
- Any Hodges suggested having a breakdown of the expenses.

- Rodney Noe mentioned that some volunteer home on Michaels Ridge were discouraged about the increase.
- Maria Comploier mentioned that this was not the original intent and asked Todd Gallati to provide input on that discussion.
- Fred Comploier said that when he received the letter it was not mentioned that the fees did not apply to 'volunteer' paid homes.
- Todd Gallati also mentioned that the intent was to charge fees only to 'required' Highland Parc property owners.
- Pam Jennings mentioned that one of the volunteer homes paid the fee.
- Mark Johnson read some printed HOA documents (also available on the website).
- Mark mentioned that there is a difference between the deed of these properties and the HOA ByLaws. If the deed does not mention the HOA there is no requirement to pay the dues.
- Mark also read that Phases 3,4,5 with some addresses (141-210, 309 on Michaels Ridge?) are required to pay the dues and can be charged fees. Phases 1 and 2 cannot be changed by the HOA.
- There was discussion on possibility of putting a lien and on homes/ properties that are required to pay.
- Status of those required to pay:
  - One has not paid in 4 years
  - 1 did not pay this year
  - 1 paid after the late notice

### 3. Finance Report

- Mark Johnson talked about the finance report brought in by Pam Jennings. He noted that there is a discrepancy in the income drops in certain years: 2023, 2021, etc.
- Todd Gallati mentioned that Andrea DiFabio might have a better history on the financial reports discrepancies.

- Andy Hodges mentioned that the pool was closed around 2010-2014 due to pool maintenance/fees and/or other issues.
- Rodney Noe talked about the letter about fees discouraging some volunteer-paid home owners and Pam Jennings agreed to return the late fee to the home that paid it and is not required to pay it.
- Mark Johnson suggested that we hold off on mention of HOA fees increase in this year's letter.
- 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.
- It was 'jokingly' mentioned 'Andy the plumber', 'Rodney - the landscaper' as an example of the volunteer efforts.
- Andy Hodges suggested a follow-up Fall Meeting. It was mentioned that any member of the neighborhood is welcome to attend any of our meetings.
- **Action:** Fred Comploier suggested that we post a sign at the entrance to remind the neighbors about the potluck meeting on June 24th.
- David Mihara asked if it would be enough to have each neighbor bring food and it was decided to leave it as it was originally planned. The HOA will provide paper products and what was sent in the letter already.

#### 4. General New Discussions:

1. Mark Johnson said that this Board is a one member board. He said that one board member is able to vote for issues without all members being present. He referenced the HOA documents. He is suggesting that the Board of Governors can operate without all members being present.
- Maria Comploier clarified that is not how the HOA documents read as she has read them also over the years and that - on the contrary - it states required quorums.
  - It was also mentioned that over the years it has been the HOA Board members practice to execute votes by text and emails given that

technology no longer requires people to be present at a meeting. It has been acceptable to this Board to vote by text as meeting a quorum requirement.

- Rodney Noe and others nodded that it makes sense we can continue to vote using existing technology like texts.

## 2. Information floating on texts and emails about selling HOA property

- Maria Comploier asked Mark Johnson when and how the topic of selling HOA property came up.
- Mark Johnson expressed his concern in the email where Maria Comploier said it is a conflict of interest for Board Members and others to suggest selling HOA property that benefits them personally.
- Maria Comploier clarified that the email reply from Mark Johnson and the other Board members expressed a misunderstanding of the intent by her - as stated by David Mihara.
- Maria Comploier gave an example: the HOA owns property and a detention pond behind Mark Brown's house and the only way to access it is through an easement adjacent to Mark Brown's house.
- Mark Johnson said that this topic originated in a walk between he and Mark Brown. As they saw the HOA commons area thought we could sell this property.

## 3. Ongoing Discussions: Website, Mailbox, Speed Humps

- On-site Mailbox for the HOA: Pam Jennings mentioned that she has requested a mailbox for the pool. The exact location is still being determined. The Board is in agreement to move out of the USPS Post Office Box into a 'key-locked' neighborhood box.
- Speed Humps: Mark Johnson gave a report on votes. They are still working on door-to-door requests. He will be out of town and needs help. Maria Comploier asked Rodney Noe if he is able to help and he agreed to help with the last few homes. They talked with Todd Gallati about his own concerns about the humps.
- Website: Maria Comploier asked if we need to officially keep the website. This topic was brought up at the last meeting but not voted.

- The Board voted to keep the website. Todd Gallati and Mark Johnson mentioned the benefits of the email list. Maria Comploier agreed and we voted to keep it. Mark Johnson and Maria Comploier to continue to figure out the new passwords that need to be changed.
- **Update:** Mark Johnson sent a text to Pam Jennings and Maria Comploier that he updated the password.
- **Action:** Maria Comploier to login and post these minutes.
- **Action:** Mark Johnson agreed to contact GoDaddy and check/verify the costs of keeping the website.