

HPPHA Board Meeting minutes June 17, 2021

Special Note: During the COVID-19 pandemic in late 2020 and early 2021, the HPPHA Board met irregularly and was often unable to assemble the full Board as health issues impacted several Board members' households. As a result, formal minutes were not documented, a process which will now be consistently followed beginning with this meeting.

For the record, during this period Board discussions centered on the following topics:

- The few meetings during late 2020 were focused on the settlement of a (now former) HPPHA Member's lawsuit and the emergency repair of a leaking irrigation shut-off valve.
- Previous 2021 meetings focused on options to generate additional revenue for our 2021 and future budgets. The goal will be to cover inflation in service-provider costs (espec. Insurance) and proactively build reserve funds - - both to cover any similar emergency repairs and generally to prepare for longer-term community maintenance expenses.

June 17, 2021 Meeting

Board Attendees:	President, Jonathan Flanner Treasurer, Marc Moehlman	Vice-President, Graham Smith At-Large, Nicole Benton
Board Absences:	Secretary, Brenda Petersen At-Large, Roger Kuhlmann	

1. Approval of prior Meeting Minutes *[n/a for this meeting; see note above]*

2. Old Business

- Alternative proposals for additional revenue
- Members' response to President's email poll
 - One clear favorite – a change in insurance responsibilities

3. New Business

Venue(s) for Board Meetings

- During pandemic, meetings kept small; typically held in home kitchens

- Proposal that future monthly Board meetings (typically the 1st or 2nd Tuesday of month) be:
 - Held at Woodmoor Barn to facilitate greater attendance
 - Announced in advance to HPPHA Membership
- This was unanimously agreed by four Board members in attendance
- Will be implemented for next meeting (tentatively July 13, 2021) & reservations made at The Barn for next several meetings

Alternative Revenue Proposals

- Timing – We'll hold a vote at July 29th Meeting
- Insurance option; legal req'ts & feedback

Irrigation Lines

- Discussions with DemasCo re: PHP valve access & landscaping
- State-mandated system "backflow" tests

2021 Lawn Mowing service

- Quality control issues to be discussed/corrected w/DemasCO

Board Composition

- Any additional Members interested for future?

4. Meeting Adjourned