

HPPHA Annual Meeting Notes (July 29, 2021)

Board Attendees:

President: Jonathan Flanner, Vice-President: Graham Smith

Treasurer: Marc Moehlman, At-Large: Nicole Benton

Board Absences: Secretary: Brenda Petersen, At-Large: Roger Kuhlman

1. The minutes from June 17, 2021 were approved by the board.
2. The Ballots were counted and the vote is in:
There were 22 households that voted.
We received 19 yes votes and 3 No votes, so the proposal for each house owner to maintain their own house insurance has passed.
3. The next step is to talk to an HOA lawyer and have them modify the insurance verbiage in the CC&R's to reflect the new change. We will then talk to AMFAM insurance (or other insurance provider) to get an exact quote for HOA common area liability insurance. We will keep you advised as the process moves forward. You do not need to make any changes to your insurance policy now. This process may take 2-3 months. We will provide the membership plenty of lead time to change your insurance as we get closer to finalizing the change.
4. Marc reviewed our 2021 budget, but this will change when the new policy goes into effect.
5. We voted on changing the current board members to new positions as well as voting in a new Secretary.
 - a. Nicole Benton will become the new Treasurer (when Marc Moehlman leaves the community), Jennifer Cunningham will become the new Secretary, and Brenda Petersen will be the new Member at Large for High Pines Drive.
 - b. We are looking for a new Member at Large for Piney Hill Point.

6. The grass mowing is done on an as-needed basis. This may change once the new policy becomes effective. Also, the sprinkling system still poses a problem and has not been turned on. Once we have more money available, we will address the issue.
7. The Board meeting improvements will continue as mentioned in the annual meeting agenda.
8. The CC&R re-write will become a priority. We want to make them simpler, less ambiguous, and easier for the membership to interpret. We also need to create a new HPPHA website. If anyone knows a good, computer savvy individual or professional, we will need their help.
9. There were many questions from the members that attended the meeting. The Board understands their concerns. This is the main reason we need a lawyer to modify the insurance policy. We have to accurately define the HOA common area to protect the membership from any liability that may occur on the property.

We also will have a much better accounting of the membership dues/expenditures. Marc has set up a system that we will continue to follow. Each expenditure will be logged and have a receipt explaining the expenditure.
10. Thank you for your patience and understanding of our financial issues. As we move forward with the insurance change, we will continue to evaluate our financial standing and see if a reduction in the monthly dues is possible. This may take a year or two, but it will be a goal of the board, pending membership approval.