

HPPHA Board Meeting minutes

Aug 12, 2021

Board Attendees: President, Jonathan Flanner Vice President, Graham Smith
Treasurer, Nicole Benton Secretary, Jennifer Cunningham
At-Large, Jerry Williams

1. Approval of prior meeting minutes (July 29, 2021)

- a. New Secretary, Jennifer Cunningham (effective July 29, 2021)
- b. New Treasurer, Nicole Benton (effective Aug 9, 2021)
- c. New At-Large (Piney Hill Pt), Jerry Williams (effective July 29, 2021)

2. Old Business

- a. The manhole cover will be repaired, pending funding
- b. The Piney Hill Pt sprinkler system will either be fixed, or the existing hole will be filled and be revisited next year, depending on available funds. A note to the membership will be created and sent pending which option is chosen.
- c. Good progress was made with the new insurance policy. Jennifer will be modifying the existing CC&R's after each board member reviews the document and makes corrections based on the new policy. The amended CC&R's will be sent to our lawyer to verify the legal wording and ensure it is properly written.
- d. Website Creation. We have discovered that Jennifer has experience creating websites and she has agreed to create a new website for HPPHA. This will be a great step forward for the membership and fulfill our requirement to have a functional website for the HOA.
- e. The grass cutting has improved, but areas are still being missed. Jonathan Flanner will contact Demasco and reiterate what areas need to be mowed and trimmed.

3. New Business

- a. The small retaining wall next to Ina's driveway continues to be knocked over by the UPS/FEDEX drivers. We will either fix the existing wall or come up with a different solution to prevent this continuing problem.
- b. JWF will be contacting Demasco and reviewing the snow removal contract for the upcoming 2021/2022 winter.
- c. The retention area needs to be mowed per our agreement with the county. We will schedule this pending available funding.

- d. Jerry Williams suggested looking into the feasibility of getting a line of credit to help us through our financial situation. This may be a good idea and we will consider it as an emergency option.