

## HPPHA ANNUAL BOARD MEETING

July 28, 2022

6 – 7 pm

### Welcome and Introductions

- Board Members present
  - o Jonathan Flanner, President
  - o Joe Graff, Vice President
  - o Jennifer Cunningham, Secretary
  - o Jerry Williams, Member at Large
- 3 homeowners present
  - o Randolphs (HP)
  - o Karen Barworth (HP)
  - o Greens

Jonathan moved to approve the minutes from June 14, 2022, Jerry seconded.

### Treasurer's Report

- 2 homeowner's past due
- 10 PHP homeowners have not paid \$80 road maintenance dues
  - o Nicole will email homeowners, including past HOA dues
- \$17,211.35 total as of 20 Jul 22
  - o \$4.3K in reserve
    - \$1600 reserved for manhole
  - o Final Spring clean-up will be done in Sep
  - o \$12.6K in working account
  - o \$135 in Capital Fund
- Jennifer proposed utilizing an free, online money management platform called Mint to manage our finances
  - o All agreed

### Old Business:

- Need to ensure readings are printed on the water bills
- Need to explore new vendors for grounds maintenance
  - o Collect a list of potentials
- J&K Excavation to give an estimate on fixing manhole
- Weed spraying done on Jun 9
- Plan for August to do two curb valves repairs, along with other minor asphalt work
- Submit maintenance requests only through the website. Projects will be prioritized and grouped in an efficient and economical manner. We will not be doing small, individual projects unless they pose a safety risk.
- Annual meeting will be held in 28 July
  - o Sprinkler system update
    - Look into rain sensors
  - o Piney Hill Pt system will not be turned on this season. Board will investigate complete replacement of entire system.

- o Contact Woodmoor Water to see costs of access fee and reactivation if we turn it back on
- o Jennifer moved to take a vote on turning on High Pines water system, including any necessary repairs
  - Vote passed unanimously
- CCR lawyer currently reviewing our CCRs, Articles of Incorporation, Declarations and ByLaws

#### New Business:

- People are encouraged to set up automatic bill payments that are mailed to the PO Box
  - o No ACH payments because there is no name assigned
- New lot construction on three lots directly to the east of the retention pond
  - o Assess empty lots for unpaid dues (\$6750 for past three years)
  - o Joe looked into how to place a lien on property and it's very simple
- Please review member roster at the back of the room and verify that your contact information is correct
- The HPPHA Board of Directors is also the designated Architectural Committee
  - o Any large exterior changes should be submitted to the board for approval
  - o If anyone is interested in volunteering on this committee, please contact Jonathan
- Jonathan meeting with Seals & Stripes on 9 Aug for renewed estimate for repairing manhole cover, two curb stops, crack sealing, three driveway entrances
- CC&R update
  - o Estimated Completion timeline
    - June 24 through August 31, 2022  
Preparation of the first draft of CC&R rewrite in conjunction with questions and input from the Board
    - August 31, 2022  
Board receives the first draft of the CC&R rewrite along with any changes necessary to
      - the Bylaws followed by a meeting with Debra
    - September 1 through October 15, 2022  
Board prepares comments and revisions to the first draft and meets with Debra to clarify the revisions suggested
    - October 15 through November 15, 2022  
Preparation of revisions of the first draft by Debra to assemble a second draft to circulate for review by members
    - November 15, 2022  
Second Draft distributed to the Board and the members for review and comment
    - November 15 through December 15, 2022  
Members review the proposed CC&R rewrite and any changes needed to the bylaws and provide comments or proposed revisions to the Board
    - December 15 2022 through January 15, 2023  
Board in conjunction with Debra reviews comments and prepares a final draft for circulation to the members
    - January 15, 2023  
Final Draft distributed to members in preparation for a vote at a special meeting
    - February 14, 2023  
Special Meeting of the members to either Vote on Approval of the CC&R rewrite or to initiate a subsequent review cycle
- Maintenance and Repair priorities
  - o Safety
  - o Home sales

- o Preventative
- o Aesthetics
- o Cost

Tabled Business:

- None

Member Comments

- Request for neighborhood roster of addresses

Meeting adjourned at 6:38pm