

HPPHA BOARD MEETING

Oct 11, 2022

6 – 7 pm

UNAPPROVED

Welcome and Introductions

- Board Members present
 - o Jonathan Flanner, President
 - o Joe Graff, Vice President
 - o Jennifer Cunningham, Secretary
 - o Graham Smith, Member at Large
- 3 homeowners present
 - o Karen Barworth (HP)
 - o Youngs (PH)
 - o Joyce Silva (PH)

Jonathan moved to approve the minutes from Sep 13, 2022. Joe seconded.

Treasurer's Report

- Jennifer is now the Secretary and Treasurer beginning this month
 - o Patience is appreciated as we transition
- 3 homeowner's past due
- 4 PHP homeowners have not paid \$80 road maintenance dues
- \$23,721.45 total as of 10 Oct 22
 - o \$4.3K in reserve fund
 - o \$19,278.16 in working account (12,703.96 + 6,574.20)
 - o \$135 in Capital Fund

Old Business:

- Jennifer Cunningham was announced as new Treasurer. She will continue as Secretary.
- CCR update
 - o Board will review initial draft on 26 Sep 22
 - o Review maintenance matrix
- Manhole, two curb stops and one driveway entrance transition repairs scheduled for 5 Oct
 - o Estimate is \$5,500
 - o Estimate to repair cul-de-sac for 1586, 1614, and 1628 was \$9,000
 - o Estimate for repair of expansion joints was \$15,000
 - o Jonathan will notify residents via email about parking
- Snow plowing contract
 - o We're a small contract so it's hard to find providers
 - o Need improved salt or snow melt applications to reduce ice build-up on PHP
- Changing banks
 - o Six people will need to change payment method
 - o Recommend setting up BillPay through your bank to HPPHA, PO Box 1761, Monument, CO 80132

New Business:

- Three snow plow bids were reviewed
 - o Decided on a new contractor
 - o Jonathan will contact to secure him
- Board will discuss grandfathering staining into new CCRs
- Sprinkler system needs to be shut down for the season
 - o Graham will contact Woodmoor Water to shut off system
 - o Hire Demasco to blow out system

Tabled Business:

- None

Member Comments

- Karen Barworth expressed concern that the board was trying to sidestep staining decks with the rewrite of the CCRs.
 - o It was explained that the plan is to cover staining as a whole, with a goal of the spring. At a minimum, if the new CCRs do not include decks, we will grandfather staining for one year.

Meeting adjourned at 7:10pm