

HPPHA BOARD MEETING

Nov 15, 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 Nicole Benton, Member at Large
- ___ homeowners present
 - o Doug Plott (HP)

Jonathan moved to approve the minutes from Oct 11, 2022. Joe seconded.

Treasurer's Report

- 6 homeowner's past due for October
- 4 PHP homeowners have not paid \$80 road maintenance dues
- Integrity account has been opened. Will begin transitioning from ENT.
- \$18,639 total as of 15 Nov 22
 - o \$4.3K in reserve fund
 - o \$12,695 (\$8824 + \$3871) in working account
 - o \$1500 in new Integrity account
 - o \$135 in Capital Fund

Old Business:

- Three snow plow bids were reviewed
 - o Decided on a new contractor, Dail Landscaping
 - 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

New Business:

- Snow contract
 - o Contract has been received
 - We will call when we hit 3" in accumulation
 - If the snow is right at 3" and the weather will be above freezing and sunny the following day, we may opt to not plow
 - Driveways with homeowners who need to get out for work will be identified and plowed
 - Ice melt will be applied to select driveways to avoid ice build-up
 - o Jonathan to ask what the contractor does for his other accounts regarding drifting and how he judges depth

- Decks in need of staining will be done in the Spring one time, then it will become the responsibility of the homeowner
- Ina Dickinson
 - o Jennifer will contact Ina/David for a detailed breakdown of line item costs before we determine what amount will be approved
- Management company - Diversified
 - o \$800/month
 - o Handles meetings, take minutes, handle maintenance requests (of which we'd have to pay fees), establish a budget and handle disputes
 - Have access to maintenance, snow and grounds contractors
 - Bigger "buying power"

Tabled Business:

- None

Member Comments

Meeting adjourned at 7:10pm