

## HPPHA BOARD MEETING

May 10, 2022

6 – 7 pm

### Welcome and Introductions

- Board Members present
  - o Jonathan Flanner, President
  - o Graham Smith, Vice President
  - o Jennifer Cunningham, Secretary
  - o Nicole Benton, Treasurer
  - o Jerry Williams, Member at Large
- 4 homeowners present

Jonathan moved to approve the minutes from Apr 12, 2022, Jerry seconded.

### Treasurer's Report

- Woodmoor Water failed to read our meter since July 2020. The most recent reading in March 2022 captured the leak from 2020 and subsequent charges for the last two years. 435K gallons, charging \$4211.
  - o Charging us at current rate, vice rates over that time period
  - o They did not do monthly readings
  - o Weren't expecting a water bill, only access fees, because we haven't had the system on
  - o System sealed in Nov 2020
  - o Joe Graff to gather more information and then meet with Jonathan to determine path ahead
- Need to complete a 2022 Budget now that new insurance premium is set
- No reserve funds
- \$1700 payment to Demasco for grounds maintenance
- Balance is \$15,618.76
- 12 missing dues for May, Unit 5 and 13, Mar and Apr due, Unit 37 Apr due
- Accountant has filed an extension for annual taxes

### Old Business:

- Residents who had recycling with GFL will need to call GFL to cancel as it was not under the HOA contract. Jonathan will send an email to residents.
- Will move forward with contacting lawyers to rewrite CCRs
- Jonathan will send an email asking for board volunteers
- Jonathan to contact John Demasco for schematic of sprinkler zones
  - o High Pines - functional but needs new sprinkler heads
  - o PHP - need to dig up the valve
    - Discuss whether to get estimates from other companies
    - Consider asking six homes whether they are willing to forgo system
- Grass cutting contract has been signed with Demasco
  - o Added aeration, fertilizing and weed control around homes, spring and fall cleanup, tree and bush pruning
- Tim Patz has a raised curb valve that has separated from the asphalt
  - o HOA will contract to raise asphalt to protect the valve

- Manhole cover, associated with the retention pond, belongs to High Pines HOA
  - o Graham is in communication with the County to determine who will fix it, HPPHA or the County

#### New Business:

- Paying \$2500 deposit to CCR lawyer
- Taxes to be signed by Jonathan on 10 May at Numeric Strategies
- Planning to establish a budget in June
- Joe Graff volunteered to be Vice President
- No new news on empty lots
  - o Builder needs to pay past dues before construction begins
  - o Nicole to determine amount due
    - 25% of \$250 for each of three lots retroactive from \_\_\_\_\_
- Scheduling Spring clean-up for in the next two weeks, cost \$1000
- Jonathan and Graham to walk neighborhood to determine where weeds need spraying, what tree limbs need trimmed, and where driveway repairs are needed
- Necole to find a contractor to remove limbs from trees, remove dead trees (pines, aspens)
  - o Graham to get a quote
- Drainpipe exposure repair still being researched (Patz)
  - o Jonathan to get estimate for driveway repairs
- Manhole repair still being researched
  - o Graham to call Charles Deon, EPCO, to ask if there is code for repair
- Graham to scan sprinkler system zone list and send to Jerry
- Develop grass-cutting schedule
- Jennifer to create a project matrix
- Graham and Jonathan to walk neighborhood to identify trees that need limbed/ removed, weeds that need to be be sprayed and asphalt work that needs to be done
- Sprinkler system phased approach
  - o Summer 2022 - turn on water and check system to identify what needs fixed
  - o Fall/Winter 2022 - gather repair estimates, accumulate funds
  - o Spring/Summer 2023 - repair the system
- Research license and bonded handy man service
- Board nominated Joe Graff for Vice President, finishing out Graham's last year of 3-year term, seconded by Graham, unanimously approved by the board.

#### Tabled Business:

- None

#### Member Comments

- Haas' to dispose of erosion baffle at end of third driveway
- Joe Graff proposed getting an estimate for an entire new sprinkler system vice paying to fix current system
- Paint on trim where garage meets driveway from snow sitting against it is peeling and needs attention before rot sets in (Unit 30)

Meeting adjourned at 7:00pm