

## HPPHA BOARD MEETING

April 12, 2022

6 – 7 pm

### Welcome and Introductions

- Board Members present
  - o Jonathan Flanner, President
  - o Graham Smith, Vice President
  - o Jennifer Cunningham, Secretary
- 1 homeowner present (HP)

Jonathan moved to approve the minutes from Mar 22, 2022, Graham seconded.

### Treasurer's Report

- Need to complete a 2022 Budget now that new insurance premium is set
- No reserve funds
- Balance is \$18,156.88
- Accountant has filed an extension for annual taxes

### Old Business:

- New Insurance Policy in effect as of 1 Mar 22
  - o Reduced rate from \$54,000 to \$2,700 per year
- Snowplowing
  - o Adding ice treatment to end of driveways in 2022/23 contract
  - o Reducing limits on accumulation from 4" on driveways to 2"
- New trash service
  - o Infinite is replacing GFL
  - o Infinite dropping off new trashcans on Monday, 28 Mar
  - o New pickup day will be Mondays
  - o Put out trash by 7am on Tuesday, 29 Mar
  - o Leave old trashcans out on Tuesday, 29 Mar for GFL to pick up
  - o Infinite will be \$55 lower per month
  - o Recycling \$7.95/month will be billed to residents
- Establish a reserve fund of \$20,000
- Fund rewriting of CCRs
  - o Lawyers fees of approximately \$7K- \$10K
- Filed an extension for annual tax filing
  - o Approximately \$450
- Looking for volunteers for Vice President position as Graham Smith is stepping down
  - o Graham will be At-Large member for HP
- Recurring open meetings will be scheduled on second Tuesday of every month
- Anticipate construction of three new homes in empty lots at top of PHP

#### New 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
- No new news on the empty lots
- 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

#### Tabled Business:

- None

#### Member Comments

- None

Meeting adjourned at 6:43pm