

HPPHA BOARD MEETING

June 14, 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
- 3 homeowners present
 - o Randolphs (HP)
 - o (HP)

Jennifer moved to approve the minutes from May 10, 2022, Jerry seconded.

Treasurer's Report

- \$6901.54 in working account
- \$1942.75 outstanding
 - o \$1690 mowing
 - o \$253 water connection
- \$4307.30 in reserves
- \$3823.27 in road account
- Used \$8000 for unexpected expenses
 - o \$5400 for Spring Clean up
 - 311 bags of debris and pine needles
 - Agreed to a 3-month payment plan; \$1000 in June, then \$2200 in July and \$2200 in Aug
 - o \$4400 water bill
- Taxes have been filed
- 10 PHP homeowners have not paid \$80 road maintenance dues
 - o Nicole will email homeowners, including past HOA dues

Old 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
- Nicole 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 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

New Business:

- Need to ensure readings are 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, location TBD
 - o Sprinkler system update
 - 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

Tabled Business:

- None

Member Comments

- Request for neighborhood roster of addresses

Meeting adjourned at 7:22pm