

HPPHA BOARD MEETING

Sep 13, 2022

6 – 7 pm

UNAPPROVED

Welcome and Introductions

- Board Members present
 - o Jonathan Flanner, President
 - o Joe Graff, Vice President
 - o Jennifer Cunningham, Secretary
- 3 homeowners present
 - o Karen Barworth (HP)
 - o Carol Haas (PH)
 - o Anita Green (PH)
 - o Bill and Ann Young (PH)
 - o Doug Plott (PH)
 - o Joyce Silva (PH)

Jonathan moved to approve the minutes from July 28, 2022. Joe seconded.

Treasurer's Report

- Jennifer is now the Secretary and Treasurer beginning this month
 - o Patience is appreciated as we transition
- 6 homeowner's past due - they've been notified by email
 - They were notified by email on 10 Sep 22
- 6 PHP homeowners have not paid \$80 road maintenance dues
 - o They were notified by email on 10 Sep 22
- \$17,986.25 total as of 12 Sep 22
 - o \$4.3K in rese
 - o \$13,551.25 in working account
 - o \$135 in Capital Fund

Old Business:

- People are encouraged to set up automatic bill payments that are mailed to the PO Box
 - o Please avoid ACH payments because there is no name assigned
- New lot construction on three lots directly to the east of the retention pond
 - o Based on the CCRs, the board determined we cannot assess empty lots for unpaid dues
 - 25% of dues are owed if there is a house on the property
 - 100% of dues are owed when the house is occupied
- Please review member roster at the back of the room and verify that your contact information is correct
- The HPPHA Board of Directors is also the designated Architectural Committee
 - o Any large exterior changes should be submitted to the board for approval
 - o If anyone is interested in volunteering on this committee, please contact Jonathan
- Jonathan meeting with Seals & Stripes on 9 Aug for renewed estimate for repairing manhole cover, two curb stops, crack sealing, three driveway entrances

- CC&R update
 - o Estimated Completion timeline
 - June 24 through August 31, 2022
Preparation of the first draft of CC&R rewrite in conjunction with questions and input from the Board
 - August 31, 2022
Board receives the first draft of the CC&R rewrite along with any changes necessary to
 - the Bylaws followed by a meeting with Debra
 - September 1 through October 15, 2022
Board prepares comments and revisions to the first draft and meets with Debra to clarify the revisions suggested
 - October 15 through November 15, 2022
Preparation of revisions of the first draft by Debra to assemble a second draft to circulate for review by members
 - November 15, 2022
Second Draft distributed to the Board and the members for review and comment
 - November 15 through December 15, 2022
Members review the proposed CC&R rewrite and any changes needed to the bylaws and provide comments or proposed revisions to the Board
 - December 15 2022 through January 15, 2023
Board in conjunction with Debra reviews comments and prepares a final draft for circulation to the members
 - January 15, 2023
Final Draft distributed to members in preparation for a vote at a special meeting
 - February 14, 2023
Special Meeting of the members to either Vote on Approval of the CC&R rewrite or to initiate a subsequent review cycle
- Maintenance and Repair priorities
 1. Safety
 2. Home sales
 3. Preventative
 4. Aesthetics
 5. Cost

New 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

Tabled Business:

- None

Member Comments

- Update website to reflect new/updated board members
- Contact NEPCO to see if they can provide legal review of draft CCRs
- Joyce Silva's garage door has not been repaired by DemasCO
- Carol Haas' downspout has not been repaired by DemasCO
 - o Repaired by Jonathan
- Doug Plott to provide two snow contractors
- Joyce Silva to provide snow contractor
- Karen Barworth wants to see projections
- Board to create new budget and post on website
- Karen Barworth suggested we submit projects and pictures without estimates first, then once the board approves a project, then they get estimates.
- Address unforeseen changes in project scope on maintenance
 - o Consider percentage margin for automatic approval

Meeting adjourned at 7:07pm