

HPPHA BOARD MEETING

January 10, 2023

6 – 7 pm

Welcome and Introductions

- Board Members present
 - Jonathan Flanner, President
 - Joe Graff, Vice President
 - Jennifer Cunningham, Secretary/Treasurer
 - Graham Smith, Member at Large (HPD)
- 0 homeowners present

Jonathan moved to approve the minutes from Nov 15, 2022. Joe seconded.

Treasurer's Report

- 4 homeowners are past due for January
- \$28,113 total as of 10 Jan 23
 - o \$4,308 in reserve fund
 - o \$2,893 in Ent accounts
 - o \$20,777 in Integrity account
 - o \$135 in Capital Fund
- Annual Road Dues of \$80 are due for 2023 for PHP homeowners. An email was sent out Saturday morning.
- Monthly dues are due NLT the 7th of the month
 - o Beginning this month, we will begin charging a \$25 late fee for dues more than one month past due
 - Example: If January dues are not paid by 1 February, a \$25 fee will be assessed. If \$275 is not paid in Feb (\$250 + \$25), another late fee will be assessed on 1 Mar.
 - o We strongly encourage you to set up automatic bill payment through your bank. Simply have your bank mail a check to HPPHA, PO Box 1761, Monument, CO 80132.
 - o The HOA will issue a lien on homes for owners three months past due and announce the lien at the subsequent quarterly meeting
- The 2023 budget has been established, see handout
 - o Graham moved to approve the FY2023 budget, Jonathan seconded

Old 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 plowing 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
- 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"

New Business:

- New snow contractor is performing well
- CCR rewrite update
 - o Board will meet on 17 Jan to finalize inputs and prepare for submission to the lawyer
- How to Contact the Board
 - o Please do not contact the HOA officers directly unless it is an emergency
 - o Please use the website form found on the Contact Us page or send an email
 - Web address is hppha.godaddysites.com
 - Email: ContactHPPHA@gmail.com
 - Do not use the Maintenance Request form for general questions
- Reiterate dues processes
 - o Due by 7th of each month
 - o Set up automatic payments to avoid late fees
 - o Dues more than one month past due will be assessed a \$25 late fee
- Jennifer suggested holding a Community Yard Sale
 - o Same weekend as Woodmoor (usually in late June)
 - o Participation is optional
- Jonathan contacted Woodmoor Water to inquire about turning off the water valve to PHP to save the HOA the access fee (\$158). In order to do that, we'd have to "abandon" the valve, pay to have it cut out and capped, and we would never be allowed to reconnect. Further discussion is needed.
- Jonathan made a motion to have open board meetings on a quarterly cadence (2nd Tues of January, April, July, and October) due to low attendance, with special meetings as necessary. Joe seconded.
 - o Next open board meeting will be 11 Apr 23
 - o Jonathan to contact WIA and reduce calendar holdings
 - o It will save the HOA \$200 in Barn rental fees
- Jennifer will research moving our free domain to a paid hosted domain to shorten our URL to hppha.org

Tabled Business:

- None

Member Comments

- None

Meeting adjourned at 7:14pm