

## HPPHA BOARD MEETING

April 11, 2023

6 – 7 pm

APPROVED

### Welcome and Introductions

- Board Members present:
  - Jonathan Flanner, President
  - Joe Graff, Vice President
  - Jennifer Cunningham, Secretary/Treasurer
  - Graham Smith, Member at Large (HPD)
  - Nicole Benton, Member at Large (HPD)
  - 5 homeowners present, 1 guest (Roy Martinez, HPHOA VP, NEPCO Secretary)

Jonathan moved to approve the minutes from Jan 10, 2023. Joe seconded.

### Treasurer's Report

- 5 homeowners are past due for April. Please be sure to remit your dues no later than the 7<sup>th</sup> of each month. For those on automatic payments, please adjust the delivery date accordingly.
  - o 7 homeowners still handwrite checks. 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.
- \$36,320.68 total as of 10 Apr 23
  - \$4,309.09 in reserve fund
  - \$.23 in Ent accounts
  - \$32,011.36 in Integrity account
- 2 homeowners still owe the Annual Road Dues of \$80
- Annual tax filing has been extended to September

### Old Business:

- New snow contractor is performing well (COMPLETE)
  - o Residents happy with service
- CCR rewrite update (ONGOING)
  - o Board will meet on 17 Jan to finalize inputs and prepare for submission to the lawyer
- How to Contact the Board (ONGOING)
  - 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 <http://hppha.org/>
    - Email: ContactHPPHA@gmail.com
    - Do not use the Maintenance Request form for general questions
- Reiterate dues processes (ONGOING)

- 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 (IN PROGRESS)
  - o Same weekend as Woodmoor, 23 and 24 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. (IN PROGRESS)
- 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. (DONE)
  - 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/yr in Barn rental fees
- Jennifer will research moving our free domain to a paid hosted domain to shorten our URL to hppha.org (DONE)

#### **New Business:**

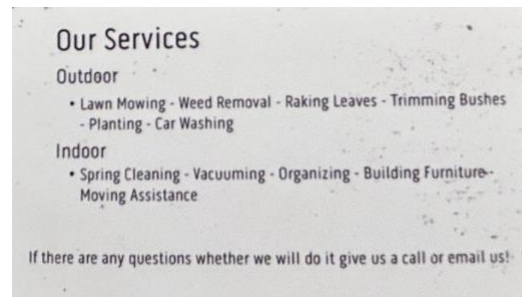
- CCR rewrite update
  - o With the lawyer for a third review. The next step will be presenting the new draft CCRs to the members for review and voting. Timeline TBD.
- New community plat
  - o Consolidating multiple versions of plats into one document
  - o There will not be changes made to anything in terms of legal descriptions
- Engineering evaluation of Piney Hill Pt
  - o Jonathan has talked to county personnel who provided requirements for the county to take over the road
  - o This assessment will simply give us an idea of whether we can afford to bring the road up to standards for a transfer of ownership
- Consideration of Spring clean-up and mowing contractor
  - o The board will solicit bids from contractors besides DemasCo
  - o Jonathan will speak with Brad Dail, the snow contractor
- Community Yard Sale
  - o Done in conjunction with the Woodmoor Garage Sale on Friday, 23 Jun and Sat, 24 Jun
  - o Would like a volunteer to help me with signage
    - Joe volunteered his children
- Board Elections
  - o Three offices will come open in August: President, Vice President and Treasurer along with a need for more Members at Large representing both streets
  - o New officers will be elected at our July meeting for a three-year term
  - o An incentive was proposed for those elected:
    - Officers will receive three months of dues credit
    - Members at Large will receive one month of dues credit
  - o Instructions will be forthcoming on how to run for office

## Tabled Business:

- None

## Member Comments

- Brenda Petersen had multiple complaints
  - o Her driveway was always covered in ice
  - o Wants a hard copy of CCR rewrite mailed to her vice an email with the document attached
  - o Claims multiple sprinkler heads are broken
  - o Threatened to take her complaints to her lawyer
- Discussion about board member incentive
  - o Brenda thinks the 3-month incentive is too much
  - o Other members present agreed three months was reasonable
- Cheryl Flanner asked about landscaping rock
- Joe's boys offering help with whatever you need, \$25/hr



- Deck staining will be done en masse
- Jonathan would like to have a concrete pad installed around the mailbox cluster at the end of PHP
  - o The board will discuss
  - o Investigate cluster mailbox for HPD
  - o Investigate responsibility of individual mailboxes

Meeting adjourned at 7:08pm