

## **HPHOA 2020 ANNUAL MEETING**

June 22, 2020

The HPHOA Annual Board Meeting was called to order by Ken Riley at 7:04 pm on June 22, 2020 via Zoom Video Conference due to the Covid-19 gathering restrictions. Michael Park and Tonya Lark provided instructions and rules of engagement regarding the format of the meeting.

### **ATTENDANCE**

Ken Riley - President  
Andrew Will - Vice President  
Michael Park - Secretary & Website  
Steve Helm - Treasurer  
Tonya Lark - Board Member

34 homeowners were in attendance with 25 represented by proxy.

2019 Annual Meeting minutes were approved by HPHOA members.

### **ELECTION OF BOARD MEMBERS:**

Ken thanked Andrew and Tonya for their service to our community and announced they will be leaving the board. Victoria Young has volunteered to serve the board in the role of Secretary, and Sabrina Brown has volunteered for the role of Chair of Architectural Committee. The proposed board would be:

Ken Riley - President  
Michael Park - Vice President  
Victoria Young - Secretary & Website  
Steve Helm - Treasurer  
Sabrina Brown - Architectural Committee Chair

HPHOA members approved the nominations for the new board members.

### **ANNUAL REPORTS**

**President's Report: Ken Riley**

## General

It's been a crazy year with COVID for all of us. A couple of accomplishments which you will hear more of are the:

- The major Park renovation project is almost complete. The final staining of the exterior fence should be completed shortly
- Completed reserve studies (engineering projections for future costs and funding needs) for the Private Drives and Capital Fund
- Summer Party with over 100 attendees
- Annual Clean Up this Spring was cancelled due to COVID
- Chipper was a success with 68 participants—a new high. The next chipper is in July.

## Volunteers

Thank You's—HOA is run by volunteers for their neighbors. A lot of people pitched in to help make Hunter's Point a better community to live in.

- Communications Committee—all email blasts and special communications with home owners/renters. Jim and Jenny Patton
- Welcome Committee—Greets all new home owners and renters, Debi Fornero
- Community Owner and Renter Data Base—Jim Patton, Michael Park, Victoria Young and Sabrina Brown have nearly completed the new data base. A new community directory will be coming out shortly.
- Block Party—Great event last summer with over 100 residents attending. Thanks to Anja Wynne, and Bill and Joyce Wright, and Margaret Patrick.
- Fire Mitigation—Tony Toniolli leads our fire mitigation effort and has done a superb job. 2 Chippers a year, and because we are a FireWise community, some insurance companies provide a discount in homeowners insurance.
- Dogi Stations. We added two new dogi stations this year. Frank Bluestein oversees our four dogi stations and makes sure that they are maintained and filled with bags
- Architectural Control Committee. Probably the most visible and toughest job in the HOA. They enforce covenants, consider waivers, and handle approvals of improvement requests.
  - Sabrina Brown chairs the Architectural Control committee. Supporting her is Mathew Orsillo, Tonya Lark, Ed Jonas-Morrison and Bill Galloway. They processed 35 improvement applications in the past year. For new improvements to the outside of your property talk to Sabrina or any of her committee members
  - Sabrina heads the covenant enforcement actions. This year has been the busiest I've seen in my 26 years in the association.

## **The Board**

- Andrew Will, our Vice President, ran projects, oversaw the maintenance of the association property. Andrew led the major renovation of the Park this year. Andrew is retiring from the Board this year and we all owe him a big thank you for his hard work over the past three years.
- Michael Park, our Secretary, takes our minutes and maintains our records, maintains the database, publishes the community directory, and is our Webmaster. Michael has volunteered to replace Andrew overseeing the park and our common areas.
- Steve Helm, our Treasurer, keeps the books, manages the money, pays bills, collects dues, and interfaces with homeowners and closing companies.
- Tonya Lark stayed on the board an extra year to find a replacement for the Architectural Committee Chair Position. She transitioned chair of the Architectural Committee to Sabrina Brown in January. The committee has brought a family friendly approach to the Architectural Committee and Sabrina shares a similar view.

Board meetings are normally the second Wednesday of the month. The date and location of the meeting is on the Website. Anyone is welcome to attend any Board meeting. Lately we have been conducting our meetings via ZOOM.

## **Other Items**

- Architectural Committee. We believe that providing opportunities for volunteers to join the architectural committee each year is valuable and brings a fresh look into their operations. Consequently, we have asked for volunteers to join the committee and are providing an opportunity for existing members to rotate off the committee. If you are interested in becoming a member of the committee, please contact Sabrina
- Treasurer. Steve Helm's term as on the Board ends next year. He has indicated that his work responsibilities have increased and desires to transition the treasurer's job to a new person. If you are interested in supporting our community in this key position, please contact Steve.
- Summer Block Party. Despite COVID, and state restrictions on meeting size and social distancing, we still want to have some community event later this year. We don't know what form it will take at this time. Anja Wynn has agreed to chair the event again this year. If you have any ideas on what we could do or would like to work on the community event, please contact Anja.
- Accessory Dwelling Units and Suites. The city has a final vote on June 23 on two ordinances to allow Accessory Dwelling Units in single family home or R1 zones areas.
  - An Accessory Dwelling Suite is an add on unit to a home that requires the owner to live in either the home or the ADU. It is primarily for family members but

could become a short or long term rental to non-family members. HOAs which restrict their communities to single family homes are excluded.

- An ADU is similar to an ADS, and could be rented to another family or group of individuals or become a short term rental. The owner does not have to live on the property. HOAs which restrict their communities to single family homes are excluded.
- HOA Action. It is pretty clear that the ordinance will pass. Our covenants, section 101, states
  - “All lots and building sites in Hunters Point shall be used exclusively for private residential purposes. No dwelling erected or maintained within Hunters Point shall be used or occupied for any purpose other than a single family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any lot or building site.”
- Our interpretation is that this precludes ADUs/ADSs used for long or short term rentals, After the ordinance is final, the board plans to discuss the issue and potentially seek legal counsel on whether the wording in our covenants are sufficient to protect the community.
- Members were in overwhelming agreement that ADU’s (allowing long or short-term rentals) not be supported in our community and that our covenants be modified, if necessary, to reflect this decision and protect our community. Covenant modification would require 67% signed approval from the community.

### **Vice President’s Report: Andrew Will**

- Park Renovation Project. There is one outstanding item on the project that the board is both aware of and following up on.
- Thank you for emails and phone calls regarding common areas and snow plowing efforts over the last several years. These items are addressed with the board.
- Andrew will continue to serve as needed.
- Ken: Board is aware of and addressing the ash trees in the park issue, and the dead tree by sign on Oak Hills Drive.

### **Treasurer’s Report: Steve Helm**

Financial Summary as of 31 May 2020 (included in Hunters Point Annual Meeting Packet emailed to all members prior to meeting)

General Fund/Operating Fund: \$58,229.31

Capital Fund: \$57,752.75

Private Drive Fund: \$111,342.52

Total: \$227,324.58

- Ken: Ratification of 2020 budget was sent to all members in October of 2019. Included in the Packet that was sent out for this meeting is the plan for the Reserve Fund for Capital Fund (all common areas) and Private Drives. Every 5 years we are required to have an analysis by a professional engineer to determine replacement cycle, major maintenance cycle, and the funding stream required to support all of our assets over the long term. We completed the Reserve Fund studies last year. This year the Capital Fund contribution was raised by about \$20 for each member. This enables us to keep our percent funded between 65-80% over the next 18 years, meaning we have very low chance of any future special assessments. This year we plan to do a crack fill and seal coat in the parking lot of the park. Regarding private drives, we determined we were overfunded and reduced the private drive assessment by about \$100 for each (private drive) member. Major expenses this year will include crack fill and seal coat of private drives on 12-13 August. The drives will be closed during this time.

#### **Secretary's Report: Michael Park**

- Member Directory. Welcome Victoria to the board, she will be overseeing the Member Database. Thank you to Sabrina Brown for all the work she has put into consolidating the records. The 2020 Member Directory will be published in the next month or so and will be a digital copy emailed to members. It will be in a searchable PDF format. Intention moving forward is to make changes and send out updates quarterly as we have new neighbors join our community. Please contact Michael or Victoria with any ideas for easier, secure publishing.

#### **Architectural Committee Chair's Report: Sabrina Brown**

- Volunteers. The Architectural Committee is looking for volunteers. Please contact Sabrina if interested
- Walk-arounds. Neighborhood walk-arounds are coming the week of 22 June. This will happen again in September. Watch for any updates via email in the next week or so. If you do not receive a communication directly, things look good with your property.
- Applications for Architectural Approval. Please submit as soon as possible and before work has started. Committee is working diligently and quickly and should have a response to you within one week of submittal.
- Covenant Enforcement. We have been doing very heavy lifting this year, making every effort to ensure homeowners are following standards. We have received several emails

and inquiries, thank you, and will reply. Please know we are doing all we can to maintain covenant standards and property values. Contact Sabrina with questions or concerns.

### **Open Forum**

- Ken: Thank you Michael and Tonya for hosting and moderating the meeting. Thank you to all the community members who took time to attend. Please contact Ken or any board member with questions or concerns. Our only goal is to support our community and make it better.
- Michael: Our website to find contact information is [HuntersPointHOA.com/contact](http://HuntersPointHOA.com/contact).

Meeting adjourned at 7:54 pm.

### **Participants (34 Accounted)**

1. Ken Riley - 1640 Stoney Point Court
2. Michael & Miyo Park - 1626 Oak Hills Drive
3. Tonya Lark - 1655 Stoney Point Court
4. Andrew Will - 1960 Squire Ridge Court
5. Steve Helm - 2190 Oak Hills Drive
6. Kent & Victoria Young - 2550 Oak Hills Drive
7. Sabrina Brown - 2025 Hunters Point Lane
8. Anja Wynne - 1680 Stoney Point Court
9. Bob & Maureen Biggers - 1915 Oak Hills Drive
10. Connie Dueker - 2560 Oak Hills Drive
11. Deona Bluestein - 1775 Oak Hills Drive (Also Received Proxy)
12. Bob Chandler - 1685 Summit Point Court
13. Carol Lubell - 1975 Oak Hills Drive
14. Daniel Sadowski - 1770 Pinnacle Ridge Lane
15. Dave Hakkarinen - 2455 Oak Hills Drive
16. David & Erin Merboth - 2275 Oak Hills Drive
17. Debi Fornero - 2195 Oak Hills Drive
18. Deedee McCormack - 2530 Oak Hills Drive
19. Jim Patton - 1720 Oak Hills Drive (Also Received Proxy)
20. Nick Vergunst - 1915 Hunters Point Lane
21. Randy Zombola - 1665 Summit Point Lane
22. Richard Lary - 1650 Summit Point Lane
23. Rob Stolz - 2270 Oak Hills Drive
24. Robin Speiser - 1820 Trappers Glen Court

25. Roxanne Shouse - 1620 Stoney Point Court
26. Joyce Wright - 1675 Stoney Point Court
27. Jon & Lacy Ullmann - 1665 Pinnacle Ridge Lane
28. Shelley McBride - 2075 Oak Hills Drive
29. Nate & Lisa Case - 1990 Oak Hills Drive
30. Michaela Laune - 1830 Oak Hills Drive
31. Jim Moore - 2520 Oak Hills Drive
32. Dimitri Kostin - 1660 Pinnacle Ridge Lane
33. Doug Helm - 2140 Oak Hills Drive
34. Harley Moore - 1614 Oak Hills Drive

**Unaccounted:**

Ric

Carole

Richard ('s iPad)

Iosman

**Proxies Received: 25**

1. Jacqueline & Robert Acker - 1935 Squire Ridge Court
2. Dean Carlson - 1670 Stoney Point Court
3. Gary Coulter - 1840 Trappers Glen Court
4. Stacy Cox - 1745 Oak Hills Drive
5. Theresa Davis - 2510 Oak Hills Drive
6. Lee Fernholz - 1610 Stoney Point Court
7. Phillip & JoAnn Finsterwald - 1645 Stoney Point Court
8. Karen Groves - 7260 Oak Valley Drive
9. Beth Haselhorst - 2250 Oak Hills Drive
10. Pam Hazlet - 1630 Oak Hills Drive
11. Jerry Henderson - 2360 Oak Hills Drive
12. Norma Holister - 1940 Hunters Point Lane
13. Larry & Margaret Hungerford - 1650 Stoney Point Lane
14. Roy & Delores Meadows - 2265 Oak Hills Drive
15. John D Morris - 1710 Pinnacle Ridge Lane
16. Nancy Nunn - 1625 Pinnacle Ridge Lane
17. Robert Nuttleman - 1770 Oak Hills Drive
18. Lee Ofner - 2230 Oak Hills Drive
19. Robert Powers - 1985 Oak Hills Drive
20. Robert Prether - 2440 Oak Hills Drive
21. Larry Schaad - 1670 Oak Hills Drive
22. Steve Smith - 1735 Pinnacle Ridge Lane

23. Bill Trask - 1995 Chateau Point Court
24. Gerard Veneman - 1995 Hunters Point Lane
25. Dave & Nancy Winkler - 1665 Stoney Point Court

Frank Bluestien - 1775 Oak Hills Drive - Proxy Received/Attended Meeting  
James Patton - 1720 Oak Hills Drive - Proxy Received/Attended Meeting