

**HPHOA BOARD MEETING**  
**May 13, 2019**

**-HUNTERS POINT 2019 ANNUAL BOARD MEETING**

The HPHOA Annual Board Meeting was called to order by Ken Riley at 1903 on 13 May 2019 at the at Fire Station #18. 59 members were in attendance or were represented by proxy.

**ATTENDANCE**

Ken Riley	President
Andrew Will	Vice-President
Michael Park	Secretary + Website
Steve Helm	Treasurer
Tonya Lark	Architectural Committee Chair

2018 Annual Board Meeting minutes were approved by HPHOA members.

April 2019 Board Meeting minutes were approved and posted to the website.

**ANNUAL REPORTS**

**President's Report:** Ken Riley

It's been a busy year. A couple of accomplishments which you will hear more of are the:

- The major Park renovation project which is ongoing
- Completing reserve studies for the Private Drives and Capital Fund
- Summer Party with over 100 attendees
- Annual Clean Up with over 30 participants. Overall trash is down this year. Bungee Cords work. If you need a bungee cord for your trash cans, they are on the back table
- Transitioned to budgeting in October, providing owners an opportunity to review the budget prior to board approval and to provide inputs in November.

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.

- Annual Cleanup Set Up Committee

Linda Riley, Gloria and Tony Toniolli, Andrew Will and Steve Helm

- 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 and Sabrina Brown are evaluating the data base to determine if a more user friendly and flexible data base is available
- Block Party—Great event last summer with over 100 residents attending. Thanks to Anya Wynne, and Bill and Joyce Wright, and DeDee McCormack. Looking for volunteers for this summer
  
- Fire Mitigation—Tony Toniolli leads our fire mitigation effort and has done a superb job. 2 Chippers a year, and because we are a Fire Wise community, some insurance companies provide a discount in homeowners insurance.
  
- Doggie Stations. 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.
  - o Tonya Lark chairs the Architectural Control committee. Supporting her is Mathew Orsillo, Sabrina Brown, 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 Tonya or any of her committee members
  - o Tonya and Stacy Cox share covenant enforcement responsibilities

#### The Board

- Andrew Will, our Vice President and runs projects, overseas the maintenance of the association property. Andrew is leading a major renovation of the Park this year.
- Michael Park, our Secretary, takes our minutes and maintains our records, maintains the data base, publishes the community directory, and is our Webmaster.
- Steve Helm, our Treasurer, keeps the books, manages the money, pays bills, collects dues, and interfaces with homeowners and closing companies.
- Tonya Lark chairs the Architectural Committee. The committee has brought a family friendly approach to the association

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.

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

-Update on sprinkler and snow removal.

-Park Renovation Update:

- a. Board voted unanimously at the end of last year to renovate the park.
- b. The project was put out to bid with six companies- four vendors submitted their bids and Rafter Three was selected by the board.

- c. Project has seen delays primarily due to the wood railings. Project will resume within the week.
  - d. Pickleball lines to be painted on the tennis court by the end of June.
- Ken explained that members can rent the park. Rental form can be found on HPHOA website.

**Treasurer's Report:** Steve Helm

- Distributed, reviewed, and approved 2019 Budget.
- Explanation of the three types of funds, balances, and investment vehicles.
- Ken Riley discussed the results of the 2019 Reserve Study which can be found on the HPHOA website: [Click Here](#).
- Residents who pay into the Private Drive Fund will find a \$100 reduction on their 2020 dues based on the results of the 2019 Reserve Study. Board will reassess this topic in 5 years.
- A vote was moved, seconded, and approved for an \$18/year increase in homeowner dues for the HPHOPA Capital Reserve Fund based on the findings of the 2019 Reserve Study.

**Secretary's Report:** Michael Park

- This year, database management and directory was moved to the Secretary's responsibilities.
- In 2019 the directory will migrate to new system (to be determined).

**Architectural Committee Chair's Report:** Tonya Lark

- Invitation to join the Architectural Committee.
- Walkabouts scheduled for Fall 2019
- Discussion on the recent article in the Gazette on potential R1 zoning changes.
- A motion was moved, seconded, and approved, empowering the board to address the proposed R1 zoning changes.

**Fire Mitigation Report:** Tony Toniolli (Report read by Ken Riley)

- May's fire mitigation efforts resulted in 26 addresses with 250 hours of time spent.
- 3 residences had their properties inspected by CSFD mitigation representative.
- Next chipper date is July 15, 2019.

**ELECTION OF BOARD MEMBERS**

- Ken Riley continues as President of the HPHOA unit his term expires May 2021
  
- Andrew Will continues as Vice President of the HPHOA until his term expires May 2020
  
- Steve Helm continues as Treasurer of the HPHOA until his term expires May 2021
  
- Michael Park was voted for another 3 year term and Secretary of the HPHOA until his term expires May 2022
  
- Tonya Lark was voted for another 3 year term and Architectural Committee Chair of the HPHOA until her term expires May 2022

## **OPEN FORUM**

- Discussion on the condition of public streets. Homeowners encouraged to contact their representative.
- Homeowner encouraged fellow members to remain on the look-out for vandalism.

**Adjourn at 2011**