

HUNTERS POINT BOARD MEETING
April 14th, 2021

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7 pm on April 14th, 2021 via Zoom Conference.

ATTENDANCE

Ken Riley - President
Michael Park - Vice President
Steve Helm - Treasurer
Sabrina Brown - Architectural Committee Chair
Deirdre (or DeeDee) McCormack - Homeowner
Terry Hillman - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve March 10th, 2021 Board Meeting minutes carried

Treasurer: Steve Helm

Financial Summary

- General Fund = \$76,057.92
- Capital Fund = \$55,090.33
- Private Drive = \$98,258.65

**Numbers from updated report sent via email 5/6/21*

DeeDee McCormack and Terry Hillman were introduced as volunteers to take over the treasurer position. DeeDee volunteered to become the new board member replacing Steve Helm. They are currently shadowing Steve as part of training.

Steve announced all homeowners have paid their 2021 dues as of the end of March.

Steve, DeeDee and Terry are investigating whether or not to purchase an online subscription to QuickBooks.

Architectural Committee: Sabrina Brown

Improvement Applications:

2525 Oak Hills Drive - Landscape front yard - approved
2560 Oak Hills Drive - Replace front door - approved
1620 Pinnacle Ridge Lane - Repairs to deck & paint - approval not required
2020 Hunters Point Lane - Fire mitigation - approval not required

Covenant Enforcement:

2525 Oak Hills Drive - improvement application required as part of the covenant violation follow-up was received and approved. Work is required to be complete by June 30 and must be inspected in person by the Architecture Committee Chair for consideration of waiving fines.
1935 Chateau Point Court - no application received
1635 Stoney Point Court - no application received

Vice President: Michael Park

Common Area

No report

Welcome

The home at 1620 Pinnacle Ridge has sold. No information yet regarding new homeowners.

Fire Mitigation: Ken Riley

Chipper will occur the week of May 24th. The Board decided Spring Cleanup day will be May 22nd with attention to an area in the ravine needing fire mitigation.

HOMEOWNER FORUM

No report

OTHER BUSINESS

Directory

No report

Neighborhood Watch

No report

Board Elections: Ken Riley

There are two volunteers to run for the open board positions at the annual meeting:

- DeeDee McCormack will run for the position being vacated by Steve Helm, Treasurer
- Connie Dueker will run for the position being vacated by Sabrina Brown, Architectural Committee Chair
- Sabrina Brown has volunteered to run for the board elected position of President being vacated by Ken Riley

New Board members will be elected at the association annual meeting in May. Officer positions for the next year will be elected by the new board after the annual meeting.

Annual Meeting: Ken Riley

The Board decided to have the annual meeting on May 24th. Because of COVID restrictions and the fact that neither the library or the fire department have opened their meeting rooms, the meeting will be held via ZOOM.

Declarations/Covenants Update: Ken Riley

The Board had no further changes to the draft bylaws and declaration.

The bylaws will be sent to members as part of the annual meeting package and will be on the agenda for approval at that meeting. Approval will require a vote of 2/3 of the members present and in proxy at the meeting.

The draft declaration will be forwarded for comment to members. A ZOOM town hall will be held to discuss the draft. After the town hall, changes if any to the draft will be made. The attorney will be requested to prepare the final draft for approval by members and to prepare a mail ballot for member approval. The declaration will be a topic for discussion at the annual meeting. The voting time will be 60 days from the start of voting which is notionally set for around the time of the annual meeting. There will be a ballot drop box set up in the community as well as a door to door campaign to collect ballots. Michael asked if it was possible to use docusign for the mail in ballots. Ken will investigate with

the attorney. 2/3 of the members of the association must sign their approval of the new declaration.

NEXT MEETING

The Board decided that a May board meeting will be held only if needed prior to the annual meeting. The President will decide if a meeting is needed.

ADJOURNED

The board meeting was adjourned at 8:05 pm.