

HUNTERS POINT BOARD MEETING

August 12, 2020

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:01 pm on August 12, 2020 via Zoom Conference.

ATTENDANCE

Ken Riley - President

Michael Park - Vice President

Steve Helm - Treasurer

Victoria Young - Secretary

Sabrina Brown - Architectural Committee Chair

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Meeting Minutes

1. Vote to approve June 2020 Annual Meeting minutes for posting with required changes - carried
 2. Vote to approve July 8, 2020 Board Meeting minutes - carried
- Victoria will upload the annual meeting minutes, plus June and July board meeting minutes to the website.

Treasurer: Steve Helm

Financial Summary

General Fund = \$41,790.90

Capital Fund = \$57,756.65

Private Drive = \$111,627.36

Steve reported the reduction in the General Fund account is due to an accounting format change.

Ken discussed a potential end of the year cash balance and small surplus due to no Summer Party, etc.

Treasurer Transition

After speaking with both Sabrina and Steve, Norma Hollister is not interested in the position. The search continues.

Architectural Committee: Sabrina Brown

Approved Applications:

1. 1710 Pinnacle Ridge Lane - Deck Replacement
2. 2155 Oak Hills Drive - Landscaping and Patio

Enforcement:

1. 1635 Stoney Point Court - Sent Letter re fines and plan to comply - Fines began 11/1/19
2. 1935 Chateau Point Court - Fines accruing as of July 1
3. 2525 Oak Hills Drive - Contact from owner 7/20
4. 1750 Oak Hills Drive - Walk around Letter Sent
5. 1920 Oak Hills Drive - Walk around Letter Sent
6. 1615 Stoney Point Court - Walk around Letter Sent
7. 1660 Pinnacle Ridge Lane - Walk around Letter Sent
8. 1920 Squire Ridge Court - Email re dead grass
9. 1915 Hunters Point Lane - Follow up re violation letter- unfinished landscaping
10. 1935 Hunters Point Lane - Follow up re violation letter for landscaping, completed mid July, received photos 7/29
11. 1740 Oak Hills Drive - Sent request for Application(3rd request) - Railroad ties on back of property
12. 1925 Hunters Point Lane - Follow-up email re roof replacement

Sabrina announced the next walkaround by the ACC Committee will be the week of Sept 7 -14, 2020.

Sabrina has created an online version of the Improvement Application and will send to Victoria & Michael to be added to the website.

Vice President: Michael Park

Tree Maintenance/ Performed:

1. Oak Hill Drive Entrance/ Pine Tree Sprayed + Fed
2. Park/ Pine Trees sprayed
3. Operations

Tree Maintenance/ Outstanding:

1. Will meet with Becky EOM to finalize trim plan
2. Early September
3. Capital Fund

Weeds/ Performed:

1. Major Improvement in the Park and OHD entrance
2. Sprayed today sidewalk area trailhead area. Will invoice.

Irrigation/ Performed:

1. Rain sensor malfunction at the Park. Quick turnaround
2. Fixed valves, corrupt sprinkler heads and pinched irrigation line (2 weeks ago)

Wood Treatment to Park Fencing / Performed:

1. Done!

General Maintenance/

1. What a turnaround. Looking really good, short of the grass to green up.
2. After a service is performed, text message.

Rafter Three Review:

1. Tough conversations and provided direct feedback and received it well.
2. We missed not having an updated source of truth that we reference
3. [Maintenance Service](#). Tim Stevens has reviewed.
4. Absence of feedback on the quality of the work
5. As the owner, how did you let it get to this point?
6. Vendor that can work but we are going to have monitor closely

Vendor Procurement update:

1. Get people to come out
2. Certified and insured
3. Scope of work

Operation Refresh

1. Rocks and dead plant removal

Doggie Station

1. The station near the “overlook” received a complaint regarding bag removal by GFL - they missed the pickup.

Operation reduce grass footprint

1. No action taken/tabled due to higher priority items
- Michael will ask the person responsible for the stations to place the full bags in their personal trash bins for pick up.
 - Sabrina will move rocks and bury drip system to help determine how much rock is needed in the OHD common area.
 - Michael volunteered to search for an alternative service company after the board discussed concerns over the lack of service/communication from our current trash and recycling company - GFL.

President: Ken Riley

Private Drive - Seal Coat/Crack Fill

1. Work scheduled Aug 19-20
2. Ken will send a reminder email to private drive owners and also hand deliver printed flyers to the 26 homeowners who will be affected

Welcome: Debi Fornero

No report

Fire Mitigation: Tony

Ken reported over 60 properties participated in the August chipper program. Another very successful event.

OTHER BUSINESS

Directory Update - Victoria Young

1. Victoria apologized for not having the directory completed by the time she had hoped.
 2. Reported that she is happy to publish an “Excel format” if the Board would like it now, however, they decided they would like formatting similar to the old printed directory.
- Victoria will add a “Legal Owner” column to the Directory per Ken’s request to mirror that which is found in public records.

ADU/ADS - Ken Riley

1. The ADU/ADS survey sent to homeowners resulted in overwhelming agreement to prohibit ADUs or Short Term Rentals, and to change the covenants if necessary.
 2. Changing our covenants will require signatures from 106 property owners. Given the response, Ken feels this number is attainable.
 3. The cost to change the covenants using Altitude Law is estimated between \$8000-\$9500.
 4. A motion was passed based on the overwhelming solidarity and support by homeowners to proceed with the covenant change.
 5. This would be the first time since 1987 that any major changes have been made to our covenants, therefore, would also include updating the covenants to comply with current state law.
- Ken will follow up with Altitude Law to initiate the process.

Summer Party - Ken Riley

- Victoria will follow up with Anja.

HOMEOWNER FORUM

Victoria reported that Robin Speiser requested Board support regarding the condition and repaving of Trappers Glen Court and reaching out to the city for an improvement request.

- Ken will send a letter to both our local councilman, Don Knight, and the city’s director of roads and streets department making the request.

- Victoria will follow up via email to Robin Speiser.

NEXT MEETING

Next Board Meeting will be September 9, 2020 at 7 pm via Zoom Video Conference. Michael will schedule and send out invitation to board members.

ADJOURNED

The meeting was adjourned at 8:22 pm.