

**Hunters Point Homeowners Association  
Board Meeting 8/11/2021  
Minutes**

**CALL TO ORDER**

The HPHOA Board Meeting was called to order by Sabrina Brown at 7:08 p.m. on August 11, 2021 at Connie Dueker's home.

**ATTENDANCE**

Sabrina Brown – President  
Michael Park – Vice President  
Deirdre McCormack – Treasurer  
Connie Dueker – Architectural Committee Chair  
Debra Fornero – Welcome

**HOMEOWNERS FORUM**

No discussion as homeowners did not attend.

**REPORTS OF ASSOCIATION ACTIVITY**

**Treasurer: Deirdre McCormack**

- Approval of July Minutes: No changes.
  - *Motion to approve: Connie Dueker; seconded: Michael Parks; all in favor.*
- Review of July Financial Position
  - Financial Summary
    - General Fund: \$38,405
    - Capital Fund: \$58,187
    - Private Drive Fund: \$104,293 (net of gain/loss)
    - Total \$200,885
- July included several annual or one-time expenses for tree maintenance, \$3,300; \$380 for sprinkler/drip line maintenance; \$739 for postage/copying expense for *Amended and Restated Declaration of Conditions, Covenants, Restrictions and Easements*; \$2,042 for annual insurance premium and \$114 for web hosting.
- It was noted that both Legal Expense and Snow Removal expense have exceeded 2021 budget, and will be reviewed accordingly for changes for the 2022 budget.
- Review of Private Drive and Capital Fund accounts.
- Insurance follow up from July:
  - The coverage for the playground and Gazebo have been switched as discussed in July. The total coverage of \$165M is allocated accordingly and is not an aggregate number.

- o Signage is not included in the coverage and Michael Parks agreed to look into coverage needs.
- o Cybersecurity: More research required to determine coverage through financial institutions and Google before acquiring coverage via Auto Owners Insurance.
- o Auto Owners Insurance has provided a revised quote if HP wants to increase its deductible and/or obtain cybersecurity coverage. It was decided that Michael Parks will do a review of assets and the park to determine adequate coverage.
- o 2022 Budget: Pending information from GFL's fees for trash/recycling for 2022; Sabrina to Deedee to schedule meeting in August to start budget planning.

**Architectural Committee: Connie Dueker**

- Connie provided an update in a separate communication on the actions of the Committee:
  - o Applications received since last Board Meeting: 15
  - o Approvals since last Board Meeting: 14
  - o Covenant Enforcements: 3
  - o Under Review: 0
  - o Letters/emails for work without prior submission: 1
  - o Emails for courtesies: 3
  - o Walk around results:
    - Pre-violations: 5
  - o Walk around notices: 16
- 2525 Oak Hills Drive fines:
  - o *Motion to waive fines – Sabrina Brown; seconded – Michael Parks. All in favor.*
  - o Sabrina Brown to draft letter to homeowner.

**Vice President: Michael Park**

- **Common Area Maintenance**
  - o Tree Trimming: Tree company busy season so not much more progress until end of the summer. Pending a second opinion on one of the trees.
  - o Trees on HP property next to 1595 Oak Hills Drive and ash trees in park should be addressed in 2022 budget.
  - o Split rail fence on Pinnacle Ridge needs repair and Michael to look at.

**Welcome: Debi Fornero**

Debi provided an update on new families:

- 1620 Pinnacle Ridge: Steubing family from Texas
- 2020 Hunters Point: Johnson family from Ohio
- 1895 Trappers Glenn: Lee/Banford Family from Texas
- 1775 Oak Hills Drive: Nacarrelli from Tamarron neighborhood, Colorado Springs.

**Fire Mitigation Update: Sabrina Brown**

- Chipper email reminder sent to have information sent to Frank Bluestein by end of week (8/13).
- Ten people participated in the ravine clean up equating to 30 hours.

#### **Other Business: Sabrina Brown**

- Covenants: The amended and restated covenants vote was 77% (121) homeowners in favor; needed 67%. An official signed copy of document (but no ballots) will be sent out to homeowners.
- Neighborhood watch: no update.
- August 21 HP Summer Party:
  - HOA to cover food and Kona Ice Cream Truck
- HOA Communications: The new system will be used to send communications going forward with the intent that communications will become a function of the secretary position and more discussion to be had on this.
  - Will add all HOA email for the board.
  - Need to include renters/tenants in the communications data base to ensure HOA is able to communicate with them on emergencies as well as community events.
  - Need to update/clean the database to flag renters.
  - For confidentiality, the HOA directory is not on the HOA's website. It is, however, included in the Welcome package sent by Debi Fornero.
- Website Update: Add "Other Events" to the site.
- Covenant Enforcement: Pre-violations, follow up on walk arounds and covenant violations may require addition support.
- Gift for Ken for recognition of his eight years of service as president and prior board positions.
- Possible replacement for secretary position discussed pending further information from Victoria Young's availability to serve in this capacity.

#### **Next Meeting:**

September 8 | Budget Review | Victoria's (or Debi's as backup location)  
 October 13 | Budget Approval | Deedee's  
 November 10 | Budget Ratification | Michael's  
 December 8 | Holiday Party | Sabrina's

#### **ADJOURNED**

The board meeting was adjourned at 8:28 p.m.