

HUNTERS POINT BOARD MEETING
February 10th, 2021

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:01 pm on February 10th, 2021 via Zoom Conference.

ATTENDANCE

Ken Riley - President
Michael Park - Vice President
Steve Helm - Treasurer
Victoria Young - Secretary
Sabrina Brown - Architectural Committee Chair
Debi Fornero - Welcome Committee Chair
Connie Dueker - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve January 13th, 2021 Board Meeting minutes carried.

Treasurer: Steve Helm

Financial Summary

- General Fund = \$49,226.87
- Capital Fund = \$55,087.17
- Private Drive = \$97,978.95

Steve reported he made changes to the financials to include updating trash service and closing budgeted expenses. He also found that a merchant deposit fee was not calculated properly and amended the current calculations to reflect this resulting in a \$270 deficit this year. He will fix this for next year's budget.

99 homeowners have paid their 2021 dues with 60 yet to pay. The due date is the end of February.

Architectural Committee: Sabrina Brown

Improvement Applications:

1975 Hunters Point Lane - deck replacement - approved

2235 Oak Hills Drive - privacy fence - requested application submitted and approved with stipulation

Covenant Enforcement:

2235 Oak Hills Drive - requested removal of sign in front yard

2525 Oak Hills Drive - requested formal application for completion of front yard after sketches were submitted in response to accumulating fines sent with annual dues/attorney's demand letter

2 of the 3 outstanding covenant violations being handled through the Association's attorney have not officially responded as of yet.

1935 Chateau Point - there has been no indication that the certified letters were delivered.

The board discussed and agreed that if no official response has been received by March 1, 2021 from the Stoney Point property, the board will have no choice but to pursue further legal action and file suit against the owners.

A question was raised regarding legal action against homeowners who appear to have a business running out of their home. Sabrina replied there has been no legal action taken as of yet, due to Board's desire to have adequate "proof" prior to taking action.

Vice President: Michael Park

Common Area

Michael reported he has a meeting scheduled next week with Rafter 3 to review expectations regarding snow maintenance and spring plans to freshen up the park.

Welcome: Debi Fornero

No report.

Fire Mitigation:

Ken reported that he spoke with Gloria. Tony will be stepping down from his Fire Mitigation coordination duties. Ken will be assuming the role in the interim. He has spoken with the fire department. The next chipper day is scheduled for May 24.

HOMEOWNER FORUM

No report.

OTHER BUSINESS

Ken announced that his term is up in May and he will not be seeking another term. He feels the completion of the Declaration updates has met the goals he wanted to achieve for the Association, and he is being called to other responsibilities.

Steve announced he, also, will not be returning for another term. Ken asked the board their opinion on either finding someone willing to step into this role or hiring an outside firm to handle this time intensive job. The board agreed paying a full-time dedicated person or firm to handle the invoicing, reports, etc., would be preferred with a Treasurer being appointed to the board to oversee the job and report to the board. Ken estimates this will cost a few thousand dollars per year, though with the increase in dues this year for the declaration rewrite, it should not cause the dues to rise any further.

Connie asked the outcome of the homeowner requesting to pay only one annual fee after the City combined his two lots into one. Ken replied that the Association's lawyer stated the two lots must remain according to the initial filing and the request was denied.

Ken suggested that the board appreciation dinner, normally held in February or March, be postponed due to Covid with hopes of rescheduling in the summer. He also mentioned that he hopes the association is able to meet in person for the annual meeting. Sabrina suggested the annual meeting be held outside in the park with lawn chairs, social distancing, and a speaker system to project voices. The idea was well received.

Directory: Victoria Young

Victoria emailed an online version of the Directory Authorization Form to the board members, Debi & Connie for review. Ken suggested renaming the form to reflect an

overarching use of the information to include the Association's Database, inclusion and authorization in the Directory, and HOA Alerts.

Connie questioned whether or not we should include the section regarding Children's Names and Birth Year. The board agreed to keep the section and add the word "Optional" to the form.

Victoria will touch base with Debi to discuss the best process for distributing the form to new neighbors.

Neighborhood Watch

Victoria has initiated our participation in the Neighborhood Watch Program. The next step is to complete her application and Block Captain training with Officer Ausec.

Declarations/Covenants Update: Ken Riley

No response from attorney as of yet. Ken reached out to the managing partner of Altitude Law regarding his concerns over the lack of response. The Association is paid in full for the Declaration rewrite. Ken expects a response shortly regarding the other half of the project they have yet to complete.

NEXT MEETING

March 10th, 2021 at 7 pm via Zoom.

ADJOURNED

The board meeting was adjourned at 7:49 pm.