

HUNTERS POINT BOARD MEETING
January 13, 2021

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:01 pm on January 13th, 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 December 9, 2020 Board Meeting minutes carried.

Treasurer: Steve Helm

Financial Summary

- General Fund = \$17,136.65
- Capital Fund = \$55,085.51
- Private Drive = \$97,737.93

Steve reported he paid a bill to Altitude Law of \$3686 in December.

He has received 33 online 2021 HOA payments and 13 payments mailed or dropped off. He has also received 2 negative comments regarding the increase in dues and 1 phone call. Ken responded to the complaints and explained the increase was due to legal and trash fees, and that the homeowners voted on the changes/budget ratification.

One homeowner of two lots in Hunters Point has combined lots through the City of Colorado Springs. He is requesting to pay only one annual fee moving forward. Ken will confirm with the association's lawyer.

Architectural Committee: Sabrina Brown

Improvement Applications:

2530 Oak Hills Drive - deck replacement - approved

Covenant Enforcement:

1610 Stoney Point Court - camper in drive - resolved

2235 Oak Hills Drive - emailed regarding fencing and sign violation

Sabrina reported there are three properties with which the HOA is currently pursuing advanced enforcement with the attorney. She has received contact back from one of the properties.

She will be sending a general communication about snow removal from sidewalks and remind homeowners this is a city regulation.

Vice President: Michael Park

Common Area

Michael contacted Rafter 3 after the last snowfall when some streets and private drives were missed. He reported they were very responsive to his concern.

Regarding the snow removal from sidewalks in common areas - Michael reported that Rafter 3 is on call and will respond when he calls for service. He feels the HOA needs to be very consistent in making sure the common sidewalks are cleared. Ken reported that historically we've called for service after a snowfall of 4-6 inches or more.

Trash & Recycling

Michael reported that we've had consistent trash and recycling pick up.

Welcome: Debi Fornero

Debi welcome three new neighbors:
1660 Stoney Point Court - Aaron Smith and Sarah Crowther
2325 Oak Hills Drive - Kevin Huber & Charissa Jarrett
1618 Oak Hills Drive - Eric Magnuson

HOMEOWNER FORUM

No report.

OTHER BUSINESS

Directory Update: Victoria Young

The Directory has been updated with the new neighbor's information. Ken will resend the email to Jim to distribute the new directory.

Directory Authorization Forms: Victoria Young

Victoria has created an online version of the Directory Authorization Form through Google Forms to send to new neighbors. Ideally, this will reduce errors in transferring data and allow the data to automatically be stored electronically in our HOA database. She is working with Debi to streamline the form and the process. Victoria will send the draft form to the board for review.

Safety Concern/Neighborhood Watch

Victoria reported she spoke with Officer Ausec regarding the requirement to itemize valuables in your home in order to participate in the Neighborhood Watch program. He confirmed that although this is a good idea, this is not required to participate. The board agreed to move forward with participation in the Neighborhood Watch Program. Victoria offered to serve as Neighborhood Watch Captain and open this up to any other neighbors who might be interested in serving in this role.

Declarations/Covenants Update: Ken Riley

No response from attorney as of yet.

NEXT MEETING

February 10th, 2021 at 7 pm via Zoom.

ADJOURNED

The homeowners were excused at 7:38 pm for an Executive Session. The board meeting was adjourned at 8:00 pm.