

**HPhOA BOARD MEETING**  
**January 12, 2022**

**CALL TO ORDER**

The HPhOA Board Meeting was called to order by Sabrina Brown at 7:33 pm, January 12th, 2022 at Debi Fornero's home.

**ATTENDANCE**

Sabrina Brown - President  
Michael Park - Vice President  
Deirdre McCormack - Treasurer  
Victoria Young - Secretary  
Connie Dueker - Architectural Committee Chair  
Debi Fornero - Welcome Committee Chair

**SECRETARY | Victoria**

- November Meeting Minutes - Approved
- Budget Meeting Minutes - Approved

**TREASURER | Deedee**

- General Fund: \$15,065.15
- Capital Fund: \$73,344.58
- Private Drive: \$104,493.73

**2021 Year End Reports:**

**General Fund:** FYE 2021 Balance sheet showing the year-end General Fund Adjustment for the GF loss of \$6,744.26 as of 12/31/2021. The amount shown in ENT Checking-General Fund is overstated as the \$6,744.26 is added as a deposit on 12/31/2021. It is taken out on 1/1/2022 as a payment. The net difference is calculated prior year adjustment from 12/31/2020 which is \$2,074.18. This amount is shown on the Budget to Actual under "Prior Year Surplus/Deficit."

Several accounts exceeded the budget allocation:

- Doggie Station Expenses: \$1,796 versus \$1,200 budgeted
- Snow Removal: \$3,400 versus \$2,250 budgeted
- Sprinkler Maintenance: \$579 versus \$350 budgeted
- Tree Maintenance: \$3,300 versus \$0 budgeted.
- Legal Expenses: \$8,166.16 versus \$6,000 budgeted

However, offsetting these over budgeted items were several accounts that were under budget, primarily Gifts of Appreciation and Utilities.

Note: 2022 Budget was based on actual expenses for 2021 with appropriate percentage increases in Utilities, Recycling/Trash, Legal and Maintenance.

**Capital Fund:** The Capital Fund 7-year Wells Fargo CD matured in June of 2021 with interest income of \$15,321.65. Net Income for this account was \$18,261.75. According to the HOA's CPA, HP is a qualified homeowner association under IRS Tax Code 528, and this income should not be a

tax consequence. He was aware of the accrued interest.

**Private Drive:** Net Income was \$6,755.80 from dues and interest income of \$1,056.

Overall, for FYE 12/31/2021, HP HOA had a total net Income of \$13,441.92 largely due to the interest income recognized for the WFA maturing CD.

- 2022 Invoice Status; email clean up - Deedee has organized all homeowners into the proper billing group for moving forward.
- Wells Fargo/Fidelity Updates

#### **COMMON AREA MAINTENANCE | Michael**

Michael shared that we lost a large pine tree during the derecho on 12/15/21 which required a \$750 expense for clean up and removal, and caused some damage to our tennis court fencing. He is also beginning to look forward to the spring landscaping and tree projects.

#### **WELCOME | Debi**

Debi reported she has been coordinating with the new neighbors to visit and welcome them to the neighborhood.

#### **ARCHITECTURE COMMITTEE | Connie**

Applications received since last Board Meeting: 5

- 1980 Squire Ridge Ct – Dog Run in back
- 1995 Hunters Point Ln – New/Modified windows
- 1755 Oak Hills Dr – Update Front Drive Landscaping
- 1695 Summit Point Ct – Replace back fencing
- 1685 Summit Pt Ct – Replace wind damaged roof

Approvals since last Board Meeting: 6

- 2230 Oak Hills Dr - Xeriscape front and side yard
- 1980 Squire Ridge Ct – Dog Run in back
- 1995 Hunters Point Ln – New/Modified windows
- 1755 Oak Hills Dr – Update Front Drive Landscaping
- 1695 Summit Point Ct – Replace back fencing
- 1685 Summit Pt Ct – Approved roof

Covenant Enforcements: 1 active, Board discussed moving forward

- 1935 Chateau Pt –Completed 12/6
- 1935 Hunters Point Ln –Violation letter sent 9/14 – no response. 10/25 still has ladder and construction material at side of house. Fines to begin on 10/16 were implemented at the board mtg. Letter with fine notice sent 10/31. 1/10 no response.

In Review: 0

Letters/emails sent for work without application submission: 0

Emails/site visits for courtesy: 1

- 1755 Oak Hills Dr – Questioned survey markers
- 1980 Squire Ridge – Met with owners re: dog run
- 1920 OHD - Need new completion date

Walk-around Results:

- Pre-Violation Notices status: 0
- Walk-around Notices Follow-up: 1
  - 2325 Oak Hills Dr – 12/26 – Completed!
- Dead Tree or Partially Dead Tree Notices - sent August 27 and September 9, plus the Walk-around findings for trees –

Tree Violation letters sent 10/13: 2

- 2545 Oak Hills Dr– Violation letter sent 10/13 – 11/10 No Chg 1/7
- 7240 Oak Valley Dr – Violation letter sent 10/13– 11/10 No Chg 1/7

## 2022 PLANNING

- Directory
  - Add our website and email addresses for all Board members.
  - Victoria will send new Directory after next homeowner closes on February 2.
- Website
  - Add Colorado Springs to our website to avoid confusion from other HOA's, states, etc.
  - Review and bring changes to next meeting
- Open Positions
  - Covenant Compliance (advertised in October newsletter)
    - Victoria will send Sabrina the new members that expressed interest in getting involved with the HOA. Sabrina will reach out to the members and also send a general email to the homeowners.
    - Architecture Committee Members
  - Neighborhood Watch
  - Social Director
- Documents distributed from HOA - Send all forms that go out to homeowners to Sabrina
  - Welcome Packet
  - Title Company/Real Estate Agents
  - Invoices
  - Architectural Documents
- Task Timeline(s) by position - duties and responsibilities by position.
  - Overview of duties and responsibilities
  - Responsibilities by month
- Policy Letters
  - #9 | review communication process, add fine process - to discuss at the February mtg
  - Technology - to discuss at the
  - Directory
  - Website
- Fire Mitigation
  - Chipper Dates: May 23 & August 15
  - will now be a 2 week window
- Doggie Stations
  - Request for one on Pinnacle Ridge Lane
  - Deedee will check on cost of new station

## HOMEOWNER FORUM

**NEXT MEETINGS**

February 16th | Connie's

March | Michael's

April | Victoria's

May | Annual Meeting

June | Deedee's

**ADJOURN**

The meeting was adjourned at 8:35 pm.