

HUNTERS POINT BOARD MEETING

July 8, 2020

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:04 pm on July 8, 2020 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
Connie Dueker - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

1. Meeting Minutes Approval

- Vote to approve June 10, 2020 Board Meeting minutes - carried
- Vote to approve June 22, 2020 Board Meeting minutes - carried
- Vote to approve June 2020 Annual Meeting minutes for posting - pending the following changes:
 - Clarification on financials from Annual Board Meeting (use May's numbers per Steve)
 - Identify participants and properties
 - List proxies received

(Lesson Learned: Be sure to identify each participant and property address prior to or at the time of any future Zoom HOA meetings.)

2. Proxies

Victoria will collect all annual meeting proxies. Ok to scan and keep soft-copy version on Google Drive for our records per Ken.

3. Email Address Clarification

sechphoa vs secyhphoa? Lost access to sechphoa address. Use secyhphoa for all Secretary correspondence.

Treasurer: Steve Helm

1. Financial Summary

- General Fund = \$52,274.53
- Capital Fund = \$57,754.67
- Private Drive = \$111,386.44

2. Treasurer Transition

- Concern was voiced regarding the difficulty in finding a treasurer, and the opportunity to reduce the workload for this role. The Board discussed a potential restructuring of the treasurer's responsibilities by hiring a professional accountant to handle Quickbooks.
- Sabrina suggested Norma Hollister - retired bookkeeper/quickbooks experience. Will reach out to her and report back.
- Steve is considering. Will discuss next month.

Architectural Committee: Sabrina Brown

1. Applications:

- 1925 Hunters Point Lane - Add/Replace Trees in yard
- 2195 Oak Hills Drive - Replace Mailbox & Windows (approval for windows not required as replacing with same look and material)
- 1626 Oak Hills Drive - Raised Planters and Walkway on side(s) of house
- 1685 Summit Point Court - Back and Side Yard Landscaping
- 1695 Summit Point Court - Replace Decks

2. Enforcement

- 1635 Stoney Point Court - Enforcement action is ongoing. Will send letter notifying owner of fines to date and request plan for payment and resolution of the violation.
- 1935 Chateau Point Court - Enforcement action is ongoing.
- 2525 Oak Hills Drive - Enforcement action is ongoing. Violation Letter sent to property. Will send email to owners as well.

- 1915 Hunters Point Lane - Pre-Violation Notice expired June 30 - Yard mostly repaired with ~20 Square Foot area still remaining unfinished. Will send email thanking for correction and inquire about plans for remaining area.
- 1935 Hunters Point Lane - Pre-Violation Notice expired June 30. Landscaping yet to be completed, though owner said they were going to complete. Will send email requesting an update on when work will be completed.

3. Walkarounds

- Generally identified dead trees and limbs and excessive weeds on many properties.
- Will send an email to all homeowners with request to remove dead trees, limbs and weeds by August 31.
- Individual emails will be sent to a few homeowners with egregious and continuous issues.

4. ACC Committee

- Motion to appoint new members to the ACC include Bill Galloway, Constance Hendrix, Connie Dueker, Ed Jonas-Morrison and Sabrina Brown. Motion carried.
- Ken will follow up with letter.

Vice President: Michael Park

1. General Maintenance Contract

- Michael has received estimates for our general maintenance contract.
- Current company has been contracted since 2014.
- Ken recommends getting additional estimates.

2. Tree Spraying

- Michael will request separate bids for tree spraying.

3. Supplemental Improvements

- Oak Hills Drive entrance - should we reduce our grass footprint? Especially OHD entrance - large area of grass (water conservation, valves getting old).
- Ash Trees - winter kill
 - Park and OHD entrance
 - Tree near gazebo needs to be removed
- Tennis Sign - tabled. The board agreed to focus on maintenance issues first. Homeowner is satisfied with waiting if she's the only one asking.
- Swingset added to park - not recommended at this time. The board agreed to focus on general improvements first.

President: Ken Riley

1. Private Drive

- Seal Coat/Crack Fill scheduled for Aug 19-20, 2020.
- Ken will send an email to homeowners.

Welcome: Debi Fornero

- Debi welcomed Connie & Chris Dueker (2560 Oak Hills Drive) to the neighborhood
- There are currently 2 other homes for sale on OHD

Fire Mitigation: Tony

- Ken reported the summer mitigation program will run the week of Aug 3.
- Ken will send an email to the community, including the rules for the chipper.

OTHER BUSINESS

Directory Update - Victoria Young

- Victoria met with Sabrina to transition the directory responsibilities. She acknowledged and thanked Sabrina for all she has done to update our records.
- There are 4 homeowners identified who have not updated their information/given consent to be published. Two contact attempts have been made. Board agreed it is ok to proceed with publishing the directory excluding their contact information (including name and address only).
- The Board has requested the following format for the directory:
 - Two versions - one sorted by last name, one sorted by street address
 - Printable version that mimics the last printed directory, ideally
- Victoria will attempt to contact (4) homeowners again and send draft copies to board for review.

ADU/ADS - Ken Riley

- City has approved ADU/ADS
- A motion was passed to support Ken in contacting Altitude Law, a premier HOA legal firm, to ask them to review our covenants and governing docs to ensure we have an exception and that the ordinance will not apply to us.

- This motion includes up to several hundred dollars in fees for the law firm if necessary.

Summer Party - Ken Riley

- Anja is willing to chair the HOA Summer Party again if the Board decides it is safe to proceed (Covid restrictions).
- Debi and Victoria volunteered to help with the planning and ideas to comply with current Covid restrictions.
- Ken will ask Anja to contact Debi & Victoria.

HOMEOWNER FORUM

- Debi suggested an email message to our community regarding lawns, reminding homeowners to check for noxious weeds, height of trees over sidewalks, etc.

NEXT MEETING

- Next Board Meeting will be Wednesday, August 12, 2020 at 7 pm via Zoom Video Conference.
- Michael will schedule and send out invitations to board members.
- Proposed future meetings:
 - Aug 12 - Zoom
 - Sept 9 - TBD
 - Oct 14 - TBD

ADJOURNED

The meeting was adjourned at 8:22 pm.