

HUNTERS POINT BOARD MEETING

July 7th, 2021

CALL TO ORDER

The HPHOA Board Meeting was called to order by Sabrina Brown at 7:00 pm on July 7th, at Michael Park's home.

ATTENDANCE

Sabrina Brown - President
Michael Park - Vice President
Deirdre McCormack - Treasurer
Victoria Young - Secretary
Connie Dueker - Architectural Committee Chair
Ken Riley - Covenant Update
Debi - Welcome
Terry Hillman - Homeowner

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve June 2021 Board Meeting Minutes carried with the following change:

- ACC committee members - Ed Jonas-Morrison

Treasurer: Deedee McCormack

Financial Summary

- General Fund = \$49,752.82
- Capital Fund = \$58,185.51
- Private Drive = \$104,054.91

Deedee shared that our post office box was not impacted by the recent break-in at the Centennial post office.

HOA Insurance

Deedee recommended reviewing our HOA insurance coverage after receiving a yearly summary. Ken reported that the insurance had been reviewed approx 5 years ago. The HOA currently carries two policies: 1) playground, tennis courts, gazebo and sprinkler system, 2) a general policy. Deedee informed the insurance agent of our new board changes and the certificate holder change. Deedee will determine whether we are covered for overall values or sub-categories, and if we're covered for our investments in the fence in the park, the community landscaping, and neighborhood signage. She will also determine if our liability coverage includes all association property, and ask what cyber coverage would include as well.

Ken suggested we could hire an appraiser at the cost of approximately \$1000 to determine values. Sabrina suggested she and Michael could go through individual items to determine values.

Architectural Committee: Connie Dueker

Improvement Applications

- 1665 Pinnacle Ridge Lane
- 1635 Stoney Pt Ct
- 2505 Oak Hills Dr
- 2525 Oak Hills Dr

Approvals

- 1665 Pinnacle Ridge Ln – Update Back Retaining wall with large rocks
- 2460 Oak Hills Drive – Xeriscape front yard
- 1690 Stoney Point Ct – 22” wall along driveway and flower box
- 1635 Stoney Point Ct – Stucco House Exterior
- 2505 Oak Hills Dr – Paint house exterior
- 2525 Oak Hills Dr – Tree Trellis

Under Review

None

Covenant Enforcement

- 1635 Stoney Pt Ct – Stucco in process
- 1615 Stoney Point Ct – House paint in process, lawn mowed (weeds)
- 1935 Chateau Point – Due June 30 - No paint yet, some yard clean-up

- 2525 Oak Hills Dr – Inspection July 1 - passed/resolved

Neighborhood Walk-Around

Pre-Violation Notices:

- 7240 Oak Valley Drive | Weeds, lawn, dead trees
- 1920 Oak Hills Drive | Weeds, poor grass, Eq. on deck, etc
- 1920 Squire Ridge Lane | Asking for fall extension for yard maintenance
- 1750 Oak Hills Drive | crescent hole in front, weeds, dead limbs
- 1750 Pinnacle Ridge Lane | Board peeling, dead limbs, weeds

Walk-around Notices:

- 1635 Stoney Point Ct
- 1725 Oak Hills Dr
- 1730 Oak Hills Dr
- 1740 Oak Hills Dr
- 1750 Pinnacle Ridge Ln
- 1765 Oak Hills Dr
- 1860 Squire Ridge Ct
- 1880 Squire Ridge Ct
- 1915 Hunters Point Lane
- 1935 Hunters Point Lane
- 1935 Squire Ridge Ct
- 1985 Hunters Point Lane
- 1995 Squire Ridge Ct
- 2040 Hunters Point Ln
- 2075 Oak Hills Dr
- 2325 Oak Hills Dr

Vice President: Michael Park

Common Area Maintenance

Michael announced tree trimming will be on Monday, 7/12. 6-7 trees (still making assessment on pine). Michael has received several compliments on the park. He passed along the feedback to James at Rafter 3.

Turf reduction at OHD entrance - Michael is recommending doing the project in a phased approach to split the budget over several years.

Welcome: Debi Fornero

Debi is working to reach and welcome the following new families:

1. Stuebings - Pinnacle Ridge
2. Johnsons - Hunters Point
3. Lee/Bamford - Trappers Glen

4. Nacarrelli - Oak Hills Drive

Fire Mitigation: Frank Bluestein

Chipper is the week of Aug 16th. Ken mentioned that the city would prefer the total dollar value spent on fire mitigation and tree work (vs. total hours).

OTHER BUSINESS

Declarations/Covenants Update: Ken Riley

81 votes have been counted. The HOA needs a total of 107 votes at a minimum - another 27 yes votes for amendments to pass. Ken recommends dividing the list among the board members and knocking on doors to encourage voting. He shared a list of confirmed property owners who have yet to vote.

Deedee recommended Ken send a message to the community to let them know that the board will be knocking on doors. The board will plan the door knocking next week.

Directory: Victoria Young

Victoria will send a working copy/excel spreadsheet to Deedee for cross-referencing with Quickbooks.

Website: Victoria Young

Minutes are up to date. Meeting intro also reflects post-covid meetings.

Update HOA Communications System: Sabrina Brown

Sabrina has started the process of transitioning to the new platform. Jim would like to still be involved. Victoria will import contacts into the new system.

Second Neighborhood Clean-Up: Sabrina Brown

Clean-up - next date August 7th.

Summer Party: Sabrina Brown

Sabrina will be meeting with a few volunteers next week to plan the summer party.

HOMEOWNER FORUM

Debi suggested a neighborhood tree removal date that may save neighbors money if all who are interested participate.

Deedee asked about record retention guidelines. Ken shared that the records retention policy is dictated by state law and can be found in the policy letters on the website.

NEXT MEETING

August 11th, 7 pm at Connie Dueker's home.

August 11 | Connie's

September 8 | Budget Review | Victoria's

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 8:30 pm.