

**HPhOA BOARD MEETING**  
**June 8, 2022 | Connie's House**

The HPhOA Board Meeting was called to order by Sabrina Brown at 7:05 pm on June 8<sup>th</sup>, 2022.

**ATTENDANCE**

Sabrina Brown – President  
Gary Jordan – Vice President  
Deirdre A. McCormack – Treasurer  
Connie Dueker – Architectural Committee Chair  
Dimitri Kostin – Secretary

**SECRETARY | Dimitri**

- Thanked Victoria Young for her help and guidance with the transition. Had no outstanding questions at this time.

**TREASURER | Deedee**

- Starting her second year in the role.
- A summary of May year-to-date financial results and June outlook has been provided by the Treasurer prior to the meeting and incorporated herein as a part of the minutes.
- May YTD 2022 Financial Reporting for HP.
  - Other than interest/dividend income on investments, no other income for May was recorded.
  - Routine expenses of \$3,663.41 and included an annual fee of \$232 for the PO Box rental. Extraordinary expenses of \$1,000 were for tree removal and fence repair.
  - Net Income of \$48,556.24 is in line with YTD results but will continue to shrink as monthly expenses are recognized throughout the year.
  - Balance Sheet shows Current Assets of \$248,203.96 although a \$11,000 CD with Fidelity matures in July 2023.
- June Preview
  - Received renewal notice for annual HP insurance with a premium of \$2,200 in line with the budget of \$2,246.
  - Tree maintenance and removal proposal of \$9,950. Budget for tree maintenance for 2022 was \$3,100 and basically met.
  - Rafter Three has billed \$180 for sprinkler maintenance; budgeted \$700
  - Watering has commenced, so the increase in utility expenses has started with \$819 for June.
  - Review of Capital Fund and Private Drive Fund assessment: Meeting with Ken Riley on 6/09/2022 to review worksheet and update.
- The current assumption for the private drive / general dues assessment is 5% increase; to be reviewed and finalized in September.
- While in terms of expenditures May tends to be a slow month, we had a post office box renewal fee and a tree removal service fee this year.
- Insurance Review
  - AutoInsurance is the underwriter; \$2200 annual fee billed/\$2246 budgeted. Due on July 6<sup>th</sup>.
  - Sabrina asked if the tennis court fence covered in the policy.

- Presently, playground is covered up to \$45000; gazebo - \$30000; tennis court - \$75000; sprinkler system - \$15000.
- New CO House Bill 22-1137 on enforcements and collection of fees and fines by owners' associations goes into effect on Aug 9<sup>th</sup>; to be reviewed by the board. Most rules had condominiums in mind (reference to a unit, etc.). However, it applies to Hunters Point as well. To be reviewed on Jul 13<sup>th</sup>. \$395 is the legal fee by Altitude law for insertion of the relevant information into the HPHOA policy letters
- Another CO House Bill 22-1387 that requires reserve analysis to be made available to homeowners has been vetoed by Gov. Polis. Regardless, HPHOA has Capital Fund and Private Drive Reserve Studies dated by 2019 and posted on the website.
- GFL holiday schedule to be posted on the website. The Treasurer officer is the point of contact for GFL. Deedee reconciles GFL bills monthly.

### **COMMON AREA MAINTENANCE | Gary**

- Tree Cleanup: the quote from Precision Tree is at \$9,950. This seems to be rather high with approximately \$1K per damaged tree. The board has asked Gary to solicit at least one more quote from a different arborist / landscaper.
- Connie saw large Ponderosa pine branches broken near the tennis court and asked to make sure that a removal of the pile would be included in the proposal/service.
- Deedee asked if the proposal could be itemized. Previously, Ken Riley said we could use the capital fund for what was over \$1K. The general account had some cushion because of what was previously assigned to a landscaping project
- Sabrina noted that the zeroscaping project near the OHD entrance was in the plan. Asked Gary to follow up with Michael Park if he had received a quote.
- Private Drive Curb Repair: Sabrina said some curb repair could be due. Sabrina and Gary to do a walk through to confirm.

### **WELCOME | Debi**

- There were no new neighbors since the last board meeting in April.

### **ARCHITECTURE COMMITTEE | Connie**

- A summary of May/June improvement applications and approvals has been provided by the Architectural Committee Chair prior to the meeting and incorporated herein as a part of the minutes.
- Applications received since the last board meeting
  - 1950 Oak Hills Dr – Paint House and wall
  - 1640 Oak Hills Dr – Partial Front Yard Xeriscaping
  - 1770 Oak Hills Dr – Replace Roof
  - 1615 Stoney Pt Ct – Dog Run in rear
  - 1990 Oak Hills Dr – Partial Front Yard Xeriscaping
  - 1995 Hunters Point Ln – Landscaping
  - 2505 Oak Hills Dr – Partial Front Yard Xeriscaping
  - 1665 Summit Pt Ct – Xeriscape Front Yard
  - 1695 Summit Point Ct – Roof Solar Panels
  - 1630 Stoney Point Ct – New Garage Door
  - 1660 Oak Hills Dr – Paint House
  - 1690 Stoney Point Ct – Split Rail Fence
- Approvals since the last board meeting
  - 1950 Oak Hills Dr – Paint House and wall

- 2560 Oak Hills Dr – Side Yard Landscaping
  - 1640 Oak Hills Dr – Front Yard Partial Xeriscaping
  - 1770 Oak Hills Dr – Replace Roof
  - 1615 Stoney Pt Ct – Dog Run in rear
  - 1990 Oak Hills Dr – Partial Front Yard Xeriscaping
  - 1995 Hunters Point Ln – Landscaping
  - 1665 Summit Pt Ct – Xeriscape Front Yard
  - 2505 Oak Hills Dr – Partial Front Yard Xeriscaping
  - 1695 Summit Point Ct – Roof Solar Panels
  - 1630 Stoney Point Ct – New Garage Door
  - 1660 Oak Hills Dr – Paint House
- Covenant Enforcements – none
  - Letters/emails sent for work without application submission: 3
    - 1995 Hunters Pt Ln – Front Yard Landscaping
    - 2505 Oak Hills Dr – Need application in addition to the drawings
    - 1935 Squire Ridge – Discussed Pinon tree that is leaning over
  - Emails/Telecom/Site visits for courtesy:
    - 2150 Oak Hills Dr. – Split rail fence repaired
  - The annual walk-around is still in progress. Dimitri, Bill, Constance, and Ed still have to complete their assigned sections.

#### **FIRE MITIGATION**

- Planned next chipper service for August 15<sup>th</sup>.
- Sabrina to send a reminder that we should sign up for the chipper service. Deedee asked to add the sign-up link to the message.

#### **OTHER BUSINESS**

- Newsletter | Should be a recap of the annual meeting and include latest directory
- PayHOA Platform Review & Timeline | \$1,932 Annual
  - 3 platforms reviewed and compared; PayHOA selected
  - Connie introduced motion; Gary seconded; all in favor
  - Sabrina should try to get 2022 prorated and 2023 billed in full
  - 3 month transition time: financials; architecture; covenant enforcements
  - Subscription period for the homeowners as it takes time to bring all the 159 lots on to the new platform.
- Other Technology | Email
  - G-mail; free MailChimp account

#### **Community Projects & Maintenance**

- To be revisited / for next board meetings
  - Common Area Projects/Landscaping
  - Ravine maintenance | Pinnacle Ridge Trailhead
  - Repaint signs and posts at Ravine Trailhead on Oak Hills
  - “Shortcut” Maintenance
  - New Doggie Station? | Request for one on Pinnacle Ridge Lane | \$477.90

## **NEXT MEETINGS**

July |

August |

September | Review Budget/Suggest Changes

October | Board Approves Budget

November | Budget Ratification |

December | Holiday gathering

## **ADJOURN**

The board meeting was adjourned at 8:21 pm on June 8<sup>th</sup>, 2022.