

**HUNTERS POINT BOARD MEETING**  
**March 10th, 2021**

**CALL TO ORDER**

The HPHOA Board Meeting was called to order by Ken Riley at 7:01 pm on March 10th, 2021 via Zoom Conference.

**ATTENDANCE**

Ken Riley - President  
Michael Park - Vice President  
Steve Helm - Treasurer  
Victoria Young - Secretary  
Sabrina Brown - Architectural Committee Chair  
Connie Dueker - Homeowner

**REPORTS OF ASSOCIATION ACTIVITY**

**Secretary: Victoria Young**

Vote to approve February 10th, 2021 Board Meeting minutes carried with the following change: Sabrina asked that the word “temporarily” be removed from the Improvement Application for 2235 Oak Hills Drive

**Treasurer: Steve Helm**

**Financial Summary**

- General Fund = \$69,732.56
- Capital Fund = \$55,088.67
- Private Drive = \$98,019.19

Steve reported all 2021 dues have been collected with the exception of 9 homeowners. The due date was the end of February. Steve will notify those who have not paid their annual dues that there is a \$10 late fee plus 1 1/2 % interest charge. The Association will cease trash service for the overdue accounts on April 1.

**Architectural Committee: Sabrina Brown**

**Improvement Applications:**

1995 Hunters Point Lane - Deck expansion and railing replacement - approved

**Covenant Enforcement:**

2235 Oak Hills Drive - yard sign removed

2525 Oak Hills Drive - submitted landscaping design application

1935 Chateau Point Court - received letter from owners, Ken let them know they have until May 15th to submit an application for improvements with a completion date by the end of June

1635 Stoney Point Court - receiving bids to have exterior of home stuccoed, with May 15th application deadline and end of June completion date

1915 Hunters Point Lane - received verbal complaint regarding overwhelming smell of marijuana coming from home

**Vice President: Michael Park**

**Common Area**

Michael reported a complaint from a neighbor regarding mitigation piles in the ravine near Trappers Glen.

Rafter 3 will be planting in the spring. Michael reported they've been doing a good job with the snow plowing.

**Welcome: Debi Fornero**

No report.

**Fire Mitigation:**

May 24th is the next scheduled chipper day.

**HOMEOWNER FORUM**

No report.

## **OTHER BUSINESS**

### **Directory: Victoria Young**

No report.

### **Neighborhood Watch: Victoria Young**

Victoria reported she will be completing her Block Captain training. The next step will be to host an online meeting with Officer Ausec and all interested neighbors to learn about the program. Victoria will schedule the meeting and send a message inviting our community.

A concerned neighbor reached out regarding the shooting on Oak Valley. She contacted Officer Ausec who had no additional information on the incident.

### **HPHOA Board Treasurer/President: Ken Riley**

Ken contacted four HOA accounting/management companies for quotes on performing HOA accounting functions from bank account management, budgets, collections, payments, and monthly statements. He has received responses from two companies. The cost per month would be \$400-425 per month or ~\$5000/year to outsource the finance function. As a side note, the cost for full management would be around \$1000 per month. Ken proposes an email to all homeowners explaining that our treasurer is retiring and we either need someone to fill the position or will need to outsource the function at a cost of approx \$5K or ~\$35/homeowner/year.

One candidate has come forward that is interested in taking Ken's role as President.

### **Declarations/Covenants Update: Ken Riley**

Ken shared a FAQ and Timeline that he created regarding the upcoming covenant changes and roll out to the community. Sabrina will send her recommended changes to Ken for review. Ken asked for any additional changes to be sent to him by first of next week.

Attorney has asked us to clarify if we want to keep:  
Security disclaimer in section 3.8 - board agreed to keep  
Enforcement provisions that give authority to tow and boot parked cars in section 5.20 - board agreed to keep

Sabrina has suggestions for changes that she will email Ken. Ken will send changes to board for approval, then send to attorney for final draft.

**NEXT MEETING**

April 14th, 2021 at 7 pm via Zoom.

**ADJOURNED**

The board meeting was adjourned at 7:59 pm.