

HUNTERS POINT BOARD MEETING

November 11, 2020

CALL TO ORDER

The HPHOA Board Meeting was called to order by Ken Riley at 7:04 pm on November 11, 2020 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
Larry Shod - Homeowner
John Almy - Homeowner
Paul & Bev Pavlick - Homeowner

HOMEOWNER FORUM

Larry expressed his appreciation to the board and said, “we have a great HOA and all because of you guys.” Paul agreed.

REPORTS OF ASSOCIATION ACTIVITY

Secretary: Victoria Young

Vote to approve October 14, 2020 Board Meeting minutes - carried

Treasurer: Steve Helm

Financial Summary

- General Fund = \$28,304.13
- Capital Fund = \$55,232.24

- Private Drive = \$97,656.49

Architectural Committee: Sabrina Brown

Improvement Applications:

- 1680 Stone Point Court - Finish stucco, add stone accents
- 1775 Pinnacle Ridge - Exterior materials/siding approval for next year

Covenant Enforcement:

No report

Vice President: Michael Park

Common Area

Season closed. Great closing out of 2020. Rafter 3 - big turnaround. VERY attentive!

We've moved into snow maintenance on private drives, including one clearing thus far.

Received communications from a homeowner regarding tree maintenance at the park. Micheal let the homeowner know we will revisit this with the arborist in the spring.

Trash and Recycling

Micheal has received many emails regarding this topic in the last several weeks.

Considerations of changing service include: 1) Springs Waste and Waste Connections will not pick up doggie stations or trash cans at the park. 2) They don't want to touch the trash. They use an arm on the truck for pick up. We are not sure if an automated truck with an arm can make it down our narrower streets.

Paul is wondering what will be changing with recycling that would necessitate a raise in the recycling prices and asked if he is able to drop out of the recycling program.

Yes, Ken explained that the recycling is optional.

Steve added they need to cancel their recycling by the last Monday in December.

Michael reiterated Paul could opt out, and explained that the majority opinion from the community survey was that most people would like to continue with our high-touch service.

Paul said it's nowhere near the service they used to get.

Michael explained that the high-touch service that GFL provides is important to our community members, including the ability to throw away large boxes, extra bags during spring clean up, and the pick-up of doggie stations and park trash. This model is not supported by competitors and Michael feels based on the feedback from our homeowners, that it's important enough to wait to see if we can get back to the expected level of service. The board agreed.

Ken and Victoria thanked Michael for all of his work including community maintenance and trash/recycling.

Welcome: Debi Fornero

No report.

OTHER BUSINESS

Directory Update: Victoria Young

Victoria suggested the new process that she and Ken have (Victoria keeps the directory updated, Ken formats and sends it to the homeowners) is working and asked if Ken would like to continue this way. He agreed to continue through the Covid restrictions.

Victoria will send Ken the newly updated directory so he can send out to owners.

Victoria asked if we wanted to set a standard for how often the directory is mailed to homeowners. The board agreed to keep it as needed since there has not been much activity this year.

Victoria asked the board if they felt it was appropriate to include children's names/birthdates in the directory after a concern was brought to her attention by a homeowner. The board agreed to keep the children's information in the directory unless instructed by a homeowner to remove it.

Declarations/Covenants Update: Ken Riley

No new updates. Ken will send the digital copy to Victoria to add to our records.

Safety Concern

Victoria shared that there have been two incidents of what sounds like drag racing starting in the south cul-de-sac of Oak Hills Drive and racing through the neighborhood. These incidents have both happened after midnight but she has no additional details. The board recommended we send a message to homeowners alerting them of the issue and asking if anyone captured any video surveillance. Victoria will draft a message to send out and reach out to the police.

NEXT MEETING

Dec 9th, 2020 - via Zoom. 7 pm. No board Christmas party this year. Ken suggested we bring our own goodies to the party - Zoom style - a virtual Christmas party!

ADJOURNED

Ken thanked the homeowners for attending and invited them to future meetings. He excused the homeowners for an Executive Session of the Board to discuss inputs from the Association attorney regarding Covenant Enforcement.

The board meeting was adjourned at 7:32 pm.